

**VALHALLA ASSOCIATION 15 - BOARD OF DIRECTORS**  
**MINUTES – June 20, 2022 – 6 PM Valhalla Party Room**

**Welcome Directors & Guests:** Christina Block, President. Called meeting to order at 6 PM. Robert's Rules will be utilized for meeting order.

**Approval of Agenda:** Christina Block, President. Additions to agenda: New business – Owner's car in garage. Building & Grounds requests should go through the Building & Grounds Committee prior to this meeting. A motion was made and seconded to approve the agenda. No discussion. Motion carried.

**Officer's Reports:**

- Secretary's Report: Approval of Minutes May 16, 2022 - Linda Castiglioni. A motion was made and seconded to approve the minutes as written. No discussion. Motion carried.
- President's Report: Christina Block
  - Valhalla Association 15 New Governing Documents status. Currently the re-written Governing Documents for Valhalla 15 Association are being reviewed by another attorney. A motion was made and seconded to wait for more information before Valhalla 15 Association decides. Discussion followed. Yea: 9 votes (Christina Block, Wayne Jasperson, Jill Bailey, Deb Dahley, Ed Prosser, Karla Dison, Carol Sabakta, Pam Burton, Kay Aune) Nay: 2 Votes (Kevin Castiglioni, Linda Castiglioni)
  - Wayne Jasperson requests to take a leave of absence effective June 2022 until the end of September 2022. A motion was made and seconded to approve Wayne Jasperson's leave of temporary absence. Discussion followed. Motion carried. Christina Block will be covering the Treasurer's Report during Jasperson's absence.
- Treasurer's Report: Wayne Jasperson. Total cash = \$326,690. Expenses are at 30% of budget Year-to-Date. Special Assessment Paid thus far = \$46K.
- Vice President's Report: Jill Bailey. No report

**Master Board Representative's Report:** Pam Burton, Master Board Representative. Smoking violation in building 15 fined \$50. Valhalla's complex wide Garbage contract is being reviewed. A new Garbage company's proposal is being reviewed. Spectrum was selected for Internet and Cable TV services by Master Board for the next 5 years. Lawn care maintenance company will remain the same for 2022.

**Building & Grounds Report:** Linda Castiglioni, Chair

- Building & Grounds requests must go through the Building & Grounds Committee for research, review, analysis, and recommendations; *prior to* such requests being presented at Building 15's Board of Directors meetings.
- Minutes from Building & Grounds meeting on June 13, 2022, published. Meeting interrupted by guests (Cynda Tischer, Sara King, Wayne Jasperson) and ended early. Agenda items not discussed. No Action items for Board of Directors from meeting held on June 13, 2022.
- Strategies of detailed Scope of Works, importance of having good contractor partnerships/relationships, project management process and single point of contact/Project Manager for Building 15's projects.

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- **Action item:** Reaffirm Strategies. Board affirmed strategies of flooring planning phase and developing the Scope of Work in July & August 2022. Bidding phase projected to begin in September 2022. Implementation phase dates “To be determined.”
  
- **Notification Items:**
  - Emergency lights in garage (4 total) installed by maintenance. Routine maintenance item.
  - RAMB Committee – June 9, 2022
    - Rochester Sand & Gravel (RSG). Punch list items pending.
    - Flowers/Beautification Club. Work is pending for “Butterfly Garden.”
    - Current Garbage Contract – issues with current “Evergreen Contract”. Chris Robson Manager discussed issues with current garbage contract. Current contract is a Five (5) year evergreen contract and has already renewed for an additional five (5) years. To cancel the current contract, Valhalla would be required to pay liquidated damages of approximately \$65K.
    - New Pool Chairs recommendation. Purchase new lounge chairs for outside pool area.
    - Lawn Maintenance Contractor discussed. Continue with current contractor.

**Caretaker’s Report:** Deb Dahley. Deb reported the garage floor will be washed on June 28<sup>th</sup> starting at 7 am. Sweeping will be on June 27<sup>th</sup> by outside contractor.

**Welcoming Committee:** Kay Aune/Jill Bailey

- Apt 206 – Trish Manley – New Resident June 2022
- Apt 209 – Ashley & Casper Sanchez – New Residents – June 2022
- Apt 302 – Sale Pending; closing on June 30<sup>th</sup> scheduled
- Apt 407 – Cynda Tisher & Rex Powell – Welcome back to Valhalla!

**Other Unfinished Business:**

- Fence Encroachment – Pending Valhalla’s attorney letter to homeowner – Chris Robson. Attorney has reviewed and will be sending out to homeowner.

**New Business:**

- Owner who has been absent from the building for an extended period. Owner’s car is parked in the garage in a corner parking stall. Normally, all cars should be moved for sweeping and cleaning the garage. Cars are normally towed if they are not moved to the outside parking lot. Motion was made and seconded to leave the car where it is parked as it is in a corner parking space and will not be in the way of the garage cleaning work. Discussion followed. Motion carried.
- Policy regarding Vehicles with expired licence plate tags. Owner’s vehicle has expired vehicle tags (April 2022); owner has been notified multiple times. A motion was made and seconded to allow Owner to obtain the appropriate tags no later than July 31, 2022; and if Owner does not obtain vehicle tags than fines will be assessed. Discussion followed. Yea: Christina Block, Wayne Jaspersen, Carol Sabatke, Pam Burton, Ed Prosser, Deb Dahley, Kay Aune, Carla Dison. Nay: Jill Bailey, Kevin Castiglioni, Linda Castiglioni. Motion carried.

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- Request to park vehicle camper in Valhalla 15’s parking lot – July, August, and September 2022. Request is within the policy as written. No action required.
- See Something...Say Something – Directors & Guests. Not discussed.
- **Open Comment Section:** Cynda Tischer, Sara King, Wayne Jasperson, Carol Sabatke voiced concerns regarding construction boxes in the south lobby, length of time for the Interior Beautification Project and why the flooring project is not being bid at this time.
  - Overall Interior Beautification Project is **on-time** and in accordance with Building 15’s approved Project Plan and is being managed like a **Large Commercial Project**.
  - Flooring Project is **on-time** and in accordance with Building 15 Board’s approved Project Plan. The Flooring Project is currently in the Planning Phase and the Bidding Phase will begin in September 2022, per Building 15 Board’s approved Project Plan.

**Open Comment/Feedback:** Guests & Directors

- Meet two Directors – tabled until next month.

*Meeting ended at 7:00 PM.*

	<b>X = Present</b>		<b>V = Present Video</b>		<b>A = Absent</b>		
X	Kay Aune	X	Deb Dahley				
X	Jill Bailey, Vice President	X	Karla Dison	X	Guest: Kerry Castiglioni	X	Guest: Cynda Tischer, Unit 407
X	Christina Block, President	X	Wayne Jasperson, Treasurer	V	Guest: Bobbie Jean Williams Unit 400		Guest:
X	Pam Burton, Master Board Representative	V	Ed Prosser	X	Dale Kukla, Unit 105		Guest:
X	Kevin Castiglioni	X	Carol Sabatke	X	Guest: Sara King Units 312 & 413		Guest:
X	Linda Castiglioni, Secretary; Building & Grounds - Chair	X	Guest: Danette Anderson, Unit 111	X	Chris Robson General Manager Valhalla Assoc	X	Dan Bredesen Supervisor Maintenance Valhalla Assoc

*Minutes Respectfully submitted: Linda Castiglioni, Secretary*