

**VALHALLA FIFTEEN ASSOCIATION**  
**BUILDING & GROUNDS COMMITTEE MINUTES**  
**November 28, 2022 – 4 PM Valhalla Party Room**

**Note:** Agenda items with \* require a decision and recommendation to Valhalla Fifteen Association Board of Directors.

**Welcome Members & Guests:** Meeting began at 4 PM. Jill Bailey Acting President of Valhalla Fifteen Association Board of Directors welcomed members and guests.

- 1) Election of Chair for Building & Grounds. Jill Bailey led the discussion and solicitation for the Chair position. A motion was made and seconded to elect Linda Castiglioni to the Chair of Building & Grounds. No discussion. Motion carried.
- 2) Preventative Maintenance; Items due in November/December/January. No items to report for maintenance.
- 3) Caretaker Routine Maintenance; Items due in November/December/January – Deb Dahley. No items to report for maintenance. Direction of ceiling fans in stairwells will be changed for the winter months.
- 4) \*Interior project: Flooring sample presentation, discussion, and recommendations. Linda Castiglioni. A motion was made and seconded to recommend the below flooring colors for the Corridors/Landings/Stairwells/Lobby areas; as listed and patterns as presented from Mohawk Group / Durkan; white rubber 5-6" baseboards from Mohawk and black/gray specks Walk-off carpet from Mohawk. Samples presented for proposed flooring. Types of flooring carpet: Corridor linear direction, Stairwell/Landings/Lobby Multi-directional, Walk-off Carpet for Elevator/Vestibule/Mailroom/Entrance areas. Discussion followed. Motion carried.

|                                  |                                |                                    |                             |
|----------------------------------|--------------------------------|------------------------------------|-----------------------------|
| <i>Black Bean<br/>Chalk Dust</i> | <i>Chalk Dust<br/>Graphite</i> | <i>Sterling Gray<br/>Alabaster</i> | <i>Chalk Dust Stainless</i> |
| <b>090090</b>                    | <b>090059</b>                  | <b>090093</b>                      | <b>090058</b>               |
| W3                               | X4                             | N4                                 | U4                          |

Will request approval to proceed with flooring at next Board of Directors meeting.

- 5) FYI. Concrete stairs to Valhalla complex recreation area will be closed during the winter months per Master Board. Linda Castiglioni
- 6) Brown House fence encroachment status update. Waiting on attorney response.
- 7) Garage storage units' lottery was completed on November 1, 2022. No further actions required. Jill Bailey
- 8) \*Proposed two garage parking spaces lottery discussion. There is a change this year regarding offering these parking stalls on a month-to-month bases versus a 12-month lease. It has been determined, the flooring project may need these parking stalls sometime in 2023 for staging materials and equipment for the flooring installation. The committee has determined a month-to-month lease is best for 2023. A motion was made and seconded to offer the two garage spaces on a month-to-month rental bases for 2023, all Owners are eligible to submit their apartment unit number(s) for the lottery drawing, rental rate = \$80/month. Discussion followed. Motion carried. Will request approval to proceed with parking stall lottery from Board of Directors.

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- 9) Christmas Tree lobby area discussion and recommendations. All Members. A motion was made and seconded to put up the existing Christmas tree in the lobby area. Discussion followed regarding decorations for the tree. Donations of Christmas tree decorations are being explored. There will be a Christmas Tree decorating date. Everyone is welcome to join the decorating group. Date to be determined. Discussion followed. Motion carried.
- 10) Interior signage status. No status update. Linda Castiglioni

A motion was made and seconded to adjourn the meeting at 4:36 PM. Motion carried.

**Guests – Open Comment/Feedback:**

|          | <b>X = Present</b>                                                                         |          | <b>V = Present Video</b>                                                          |          | <b>A = Absent</b>                  |  |        |
|----------|--------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------|----------|------------------------------------|--|--------|
|          |                                                                                            |          |                                                                                   |          |                                    |  |        |
|          |                                                                                            |          |                                                                                   |          | Guest:                             |  | Guest: |
| <b>X</b> | Pam Burton – APT 404 – Member - Owner                                                      |          |                                                                                   |          | Guest:                             |  | Guest: |
| <b>X</b> | Kevin Castiglioni<br>Member – Owner<br>multiple units                                      |          |                                                                                   | <b>X</b> | Guest: Danette<br>Anderson APT 111 |  | Guest: |
| <b>X</b> | Linda Castiglioni<br>Chair Building &<br>Grounds<br>Committee –<br>Owner multiple<br>units | <b>X</b> | Guest: Kerry<br>Castiglioni – Owner;<br>104, 105, 206, 209,<br>211, 306, 307, 405 | <b>X</b> | Guest: Brenda<br>Miller APT 306    |  | Guest: |
| <b>X</b> | Jill Bailey - APT 102 – Member – Owner. Acting President Board of Directors                | <b>X</b> | Guest: Deb Dahley –<br>Building 15<br>Caretaker<br>Valhalla Assoc                 | <b>X</b> | Guest: Ruth<br>Krueger APT 302     |  | Guest: |

*Minutes respectfully submitted: Linda Castiglioni, Chair*