

VALHALLA ASSOCIATION 15
BUILDING & GROUNDS COMMITTEE Minutes
June 13, 2022 – 4 PM Valhalla Party Room

Note: Agenda items with * require a decision and recommendation to Building 15 Board of Directors.

Welcome Members & Guests: Linda Castiglioni, Chair

Meeting called to order at 4 PM. Linda welcomed all members and guests to the meeting. Linda requested additions to the Agenda. A guest requested the Interior Flooring project is added to the Agenda. It was noted the Interior Flooring project was already on the Agenda under two different categories. There was a request to add a “question” at the end of the Agenda.

Agenda items below as indicated in “**RED**” were discussed. Otherwise, no other Agenda Items were discussed.

Discuss Prioritization of potential building projects for 2022, 2023, 2024, 2025, etc. Long-term planning for Reserve items and saving monies for large projects.

- I. Interior flooring, baseboards, etc. Last installment 24 years ago. **Three Guests** began to present they were meeting with two different local flooring companies to obtaining flooring estimates and they wanted Building 15’s Board of Directors on Monday June 20, 2022, to approve one of their flooring estimates for flooring installation in July/August/September 2022.**

These three Guests decided to obtain flooring estimates without Building 15’s Building & Grounds Committee’s and Board of Directors’ prior knowledge or approval.**

Discussion followed regarding Building 15’s Board of Directors approved overall Interior Project Plan and timelines for the Interior Flooring Project. The sequencing of project steps requires the Board of Directors approve the final Scope of Work and final flooring/baseboard selections before bidding begins, etc. The flooring project is not ready for bidding as the Scope of Work needs to be refreshed and the volunteer meeting had not been held to discuss assignments, fine-tuning the Scope of Work, updating potential flooring selections, updating baseboard selections, etc before bidding begins.

The three Guests and Carol Sabatke stated they did not agree with the Board of Directors’ approved Project Plan timelines and wanted the flooring installed in July/August/September 2022.**

Meeting adjourned at 4:18 PM following this flooring discussion.

- II. Security Cameras strategy and purchases for common areas (entrances and parking garage) and entire parking lot. Safety measure. **Not discussed**
- III. Exterior building seal coating. Last building seal coating in 1984. Owners reporting water intrusions. Requires extensive research and study on potential multiple solutions. Prior water intrusion solution (approximately 2017?) was caulking the building and replacing windows on end units for approximately \$270,000. **Not discussed**
- IV. Elevator savings plan. **Not discussed**
- V. Other Reserve items requiring a savings plan. **Not discussed**
- VI. Flagpole replacement. **Not discussed**

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Interior Building

- I. Status Interior Refresh Flooring Project. Project plan and volunteers' status – Linda Castiglioni. **Volunteers are Sara King, Wayne Jasperson, Cynda Tischer, Dale Kukla and Karla Dison. Volunteer meeting to be scheduled before end of June 2022. Approved Project Plan on time.**
- II. Other Interior Refresh Project Items – Linda Castiglioni/Dan Bredesen
 - a. New Apt Door deadbolts/Handles and Weather stripping – **1st and 4th Floor completed. 3rd floor installation scheduled for Tuesday June 14th. 2nd floor pending.**
 - b. New Apt Door Numbers Installation – Pending. No ETA for installation. **Not discussed**
- III. ***Proposed** New Apartment Door Décor and approved fasteners. Policy change – Jill Bailey. **Not discussed**
- IV. ***Proposed** New Communication boards within the Building. – Jill Bailey **Not discussed**
- V. ***Proposed** New Interior Stairwell signage – International Fire Code Language/Size. Linda Castiglioni. **Not discussed**

Exterior Building

- I. Lawn Maintenance Grounds – Punch List developed per Contract. Walk through with Valhalla Mgt Define Scope of Work – Jill Bailey. **Not discussed**
- II. Exterior signage – Jill Bailey. **Not discussed**
- III. Flower Planting- wall and planters. Jill Bailey. **Not discussed**

Overall Building

- I. Preventative Maintenance; Items due in June/July 2022 – Dan Bredesen
 - a. Driveway asphalt damages on north side; pending assignment of Owner/Resident to study and develop scope of work. **Dan will talk with contractor for potential solutions.**
- II. Caretaker Routine Maintenance; Items due in June/July 2022 – Deb Dahley. **Not discussed**
- III. Parking Lot & Garage Sweeping and Cleaning – Dates Scheduled – Dan Bredesen/Deb Dahley **Sweeping of parking lot completed. Sweeping of garage June 27th. Cleaning of garage June 29th.**
- IV. Security Cameras – Define long-term camera security needs and Scope of Work – Linda Castiglioni/Chris Robson. **Not discussed**

Guests – Open Comment/Feedback **Not discussed**

Meeting adjourned at 4:18 PM

	X = Present		V = Present Video		A = Absent		
X	Jill Bailey Member	X	Carol Sabatke Member	X	Guest: Dale Kukla Unit 105	X	Guest: **Sara King Unit 312 & 413
X	Pam Burton Member	A	Chris Robson General Manager Valhalla Assoc	X	Guest: Kerry Castiglioni	X	Guest: **Cynda Tischer Unit 407
X	Kevin Castiglioni Member	X	Dan Bredesen Supervisor	X	Guest: Christina Block Unit 400	X	Guest: **Wayne Jasperson Unit 415

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			Maintenance Valhalla Assoc				
X	Linda Castiglioni Chair			X	Guest: Bobbie Jean Williams Unit 400		Guest:

Minutes Respectfully Submitted: Linda Castiglioni, Chair