

VALHALLA ASSOCIATION 15
BUILDING & GROUNDS COMMITTEE MINUTES
AUGUST 8, 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

Building projects for 2022 and 2023: Linda Castiglioni

- a. 2022-2023 the focus will be to complete the interior project. All other projects will be paused until further notice, unless designated as “Safety/Security” measure.
- b. Projects related to immediate “Security and Safety issues of the building” will be prioritized and brought forth to the committee, as needed.

Projects On-Pause: Linda Castiglioni

- a. Potential exterior building seal coating project. This requires extensive research and study for potential multiple solutions. This project will be fully researched, and recommendations made after the interior project is completed in 2023. There is some limited research occurring now and “as time allows”. Tours of Rochester community exterior painting projects have been completed in July and August 2022. “Mr. Pizza” on west circle drive; and “Hampton Inn & Suites” on Hwy 52N. Both are concrete structures, are using different paint brands (Sherwin Williams/MasterProtect) and types (grades) of “sealer paint”. In addition, there are different painting companies (crews) completing these projects. Hampton Inn project is going on now – August 2022 and the painting crew is spraying the paint onto the building.
 - **Recommend** others take a drive by and look at the paint colors (two different tones of Gray). Hampton Inn is changing the exterior color from “brown/tan” to “light gray/darker accent gray”.
- b. Roof replacement savings plan. To be added to planning session agenda.
- c. Elevator savings plan. To be added to planning session agenda.
- d. Other Reserve items requiring a savings plan. To be added to planning session agenda
- e. ***Flagpole replacement**. To be added to planning session agenda. Kerry Castiglioni has completed some research in July and August 2022. Multiple discussions with owner of Herold Flags (Contractor) in Rochester MN have been ongoing. Toured area of previous flagpole on building 15’s grounds with Contractor. Contractor recommends reusing existing flagpole, cut-off broken edge and re-install in existing flagpole vault. Requested a quote from contractor; 5 times. No quote received by Contractor as of August 8, 2022. Kerry Castiglioni will be out of town for the next 1-2 months.
 - **Requesting** a volunteer to followup with contractor, obtain quote and bring to committee in September 2022.

Interior Building: Linda Castiglioni

- Interior Beautification Project. (Large Commercial Project) – Project is **on-time**. Please see Building 15’s Board of Directors’ Approved Project Plan’s minutes dated December 28, 2021, for project approval timelines.

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- Flooring Project status. Project is **on-time**. Research and evaluation phase is occurring now in 2022. Implementation in **2023**; per approved plan on December 28, 2021. Multiple Carpet and baseboard samples have arrived directly from carpet manufacturers (Mohawk, Shaw, Patcraft, Tarkett, etc from Dalton GA. Discussions about potential carpet solutions are ongoing with carpet manufacturers' representatives.
 - Meeting with manufacturer representatives to determine quality and potential carpet options available for multi-residential building within the "Hospitality" category of carpets to be scheduled.
 - Addendum: Met with Mohawk carpet representative on Friday August 12, 2022. Explored multiple options and grades of carpets. More research to be done with carpet manufacturer's representatives.
 - ***Carpet quality grades are determined by:***
 - Twist: **>4** is considered good quality
 - Density: >3,000 is good quality. Top carpets are **>7,000**
 - Face Weight: Number of ounces of fiber in a square yard of carpet. Carpet with average length fibers should have a face weight of at **least 35 ounces** to be considered high quality.
 - Fiber: **Nylon** is the highest quality synthetic fiber and is often the basic component in brand-name or patented fibers. It fares well in high-traffic areas, can be treated to resist stains and is easy to clean.
- New Apt Door Numbers status – Project is **on time**. All floors are complete with a few individual apartments pending. Installations take 45-60 minutes per apartment; plus, additional time for paint touch-ups. Remaining installations will occur as **"time allows."** Volunteer – Kerry Castiglioni. Addendum: This project was completed "on-time" Friday August 12, 2022.
- New Apt Door Handles, Locks, and weather-stripping status – Project is **on-time**. All floors are complete with a few individual apartments pending. Remaining installations will occur as **"time allows."** Valhalla Maintenance. Addendum: This project was completed "on-time" with one owner exception – Unit 200; no ETA.
- New Corner Protectors status – Project is **on-time**. Elevator Door Jambs – Metal – Linda Castiglioni
 - Stainless steel corner guards for the elevator's door jambs have arrived. Valhalla Maintenance will install corner guards as "time allows".
- Proposed communication boards within the building. Pam Burton
 - More discussion necessary. Several options presented and more are available.
- Proposed New Interior Stairwell signage – International Fire Code Language/Size. Safety measure. Pam Burton
 - More research and discussion required. Defining the finalized wording based on fire code requirements. Addendum: Received approval from City of Rochester Fire Inspector for

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approved wording. More research and discussion on materials for signs and placement of signs in stairwells.

- ***Proposal**. Shopping Carts provided by building 15. Jill Bailey
 - Grocery carts are provided by the building as a *courtesy* measure and there are NO implied guarantees a grocery cart will be available for owners/residents' use, at all times.
 - Owners/Residents are asked to return grocery carts to the designated garage area immediately after use. There are frequent sightings of grocery carts left in the building's hallways. If you see a grocery cart, please return it to the designated garage area.
 - Previous company the building purchased "gently used" grocery carts from do not have any available to purchase, at this time. New grocery carts are \$175 to \$225 each.
 - Recommendation is for the building to continue to provide the existing 6 grocery carts as a *courtesy* measure and with NO implied guarantees a grocery cart will be available for owners/residents' use, at all times.
 - Recommendation is for Owners/residents to purchase their own grocery cart(s) if they want a grocery cart to be always available for their own use; and to store it inside their units or secure it in their individual assigned garage parking stall.
 - Two flatbed carts are provided as a courtesy and available by the red shelving unit in the garage.
- ***Proposal**. Delete ARTICLE XII Storage Room Policy. Building 15. Policy no longer needed. Storage Rooms are now storing Building 15's materials and supplies. Middle parking stalls are eligible for "lottery" drawing for extra wall storage in garage. Linda Castiglioni
 - Approved by committee. To be brought to next board meeting for approval.
- ***Proposal**. Extra parking stalls in garage. Reserve the two extra parking stalls for materials staging for Interior Building Project for remainder of 2022 and all of 2023. Delete "lottery" for Residents to rent stalls from building for remainder of 2022 and all of 2023.
 - Approved by committee. To be brought to next board meeting for approval.

Exterior Building

- Exterior signage. Research potential exterior signage for the entire complex. Security/Safety measure. Jill Bailey
 - Pricing and designs will be presented at next committee meeting.
- ***Tree Removals** around Building 15's grounds. Safety measure. Jill Bailey
 - Presented maps and bids for removing marked trees; and trimming of branches and bushes on building 15's property. Discussed building owners' fiduciary duties and mitigating risks to ensure the physical safety of others and the safety of the building's infrastructure. The proposal is to have **ALL** trees removed that were identified (tagged) by both Meier Tree Service and Olson Tree Service. In addition, the proposal is to trim branches on designated trees and bushes. Approved by committee. To be brought to next board meeting for approval.
- Garage FOB for inbound garage door. Security/Safety measure. Valhalla Maintenance – Dan Bredesen
 - The system was reset and appears to be working as of now. No further action required.

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- Security Cameras strategy and purchases for common areas: entrances, parking garage and entire parking lot. Security/Safety measure. Research phase. Linda Castiglioni/Chris Robson
 - Research in progress. Old camera system is working currently.

Overall Building

- I. Preventative Maintenance; Items due in August/September 2022 – Dan Bredesen
 - a. Garage drains cleaning completed.
- II. Caretaker Routine Maintenance; Items due in August/September 2022 – Deb Dahley. No report.

Guests – Open Comment/Feedback: None

	X = Present		V = Present Video		A = Absent		
		A	Carol Sabatke – APT 215.		Guest: Karla Dison Owner #203		Guest:
X	Pam Burton – Owner #404 - Member	X	Chris Robson General Manager Valhalla Assoc		Guest:		Guest:
X	Kevin Castiglioni Member - Owner	X	Dan Bredesen Supervisor Maintenance Valhalla Assoc		Guest:		Guest:
X	Linda Castiglioni Chair - Owner	X	Guest: Kerry Castiglioni – Owner #104, 105, 206, 209, 211, 306, 307, 405		Guest:		Guest:
X	Jill Bailey – Owner #102 - Member	X	Guest: Christina Block – Owner #400		Guest:		Guest:

Respectfully submitted: Chris Robson, General Manager and Linda Castiglioni, Chair