

VALHALLA ASSOCIATION 15
BUILDING & GROUNDS COMMITTEE AGENDA
May 9, 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

Members of Committee

- I. Resignation of Committee Member – David Aries
- II. Discussion regarding opening the vacancy to all residents/owners/others. Proposed communication be sent out asking for nominations. Motion was made and seconded but did not pass to maintain the committee at 5 members. Tabled until next meeting.

Interior Building

- I. ***Proposed** Status Refresh Painting Project – Linda Castiglioni
 - a. Six Small grocery carts have remained in circulation. “HyVee” two tier style carts are available for use by owners/residents. No changes. Keep small carts in circulation. NOTE: These small carts have remained in circulation and were never pulled out of circulation. Recommendation is to keep the smaller grocery carts for Owners/Residents’ use and continue to have them available in building 15’s garage.
 - b. Jumbo/Large grocery carts caused significant damages to newly painted walls, corners, elevator jambs/door, common door jambs/doors, individual apartment door jambs/doors, etc. Jumbo/Large grocery carts were pulled from circulation due to their size and difficulty in maneuvering within the small hallways/door entrances and the caused significant damage to the NEWLY painted areas throughout Building 15. Project team asked for feedback from owners/residents regarding these jumbo/large carts. Owner/Resident feedback reviewed by committee. No NEW damages noted since Jumbo/Large carts were pulled from circulation. Painters spent additional hours repairing damages from Jumbo/Large carts at an estimated additional amount of \$1020. Total cost for Labor for painting project = \$37, 032.50. Recommendation jumbo/large carts are permanently removed from Building 15.
 - c. Identify moving and other needs for other types of carts. Recommendation is to have the correct equipment for the task.
 - d. Identify potential cart/moving solutions for various needs. Recommendation is for the building to purchase the following carts and store them in the building’s storage rooms on 2nd, 3rd and/or 4th floors. Recommendation Owners/Residents may check out these NEW carts for specific tasks and timeframes with the understanding they are personally responsible for all building damages related to the use of these carts.
 - i. Flatbed carts (two each)
 - ii. Two shelf plastic carts for caretaker items and other needs (two each)
 - iii. Furniture/Box moving dollies (two sizes). Total to TBD
 - e. Motion was made seconded to dispose of the jumbo/large carts, purchase 2 each of the additional proposed carts, and purchase the appropriate number of furniture dollies. New carts and dollies will be stored in the Building 15’s storage rooms and will be available for check-out by owners/residents. Motion carried.
- II. Other Interior Refresh Project Items – Linda Castiglioni/Dan Bredesen

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- a. New Apt Door deadbolts/Handles – 4th Floor – week of May 9th, 2022. Completed for 4th floor apartments.
 - b. New Apt Door Numbers – Pending installation dates
 - c. New White weather stripping for interior doors – 4th Floor – week of May 9th, 2022. Completed for 4th floor apartments.
 - d. ***Proposed** Lobby area Accent Wall Décor/Protector – Samples obtained – Linda Castiglioni – Motion made and seconded to order the PVC wall coverings for the lobby accent wall. Motion carried. Another motion was made and seconded to order the three different types of PVC wall coverings for floors 2-4 areas within the stairwell. Motion carried.
- III. ***Proposed** New Apartment Door Décor and approved fasteners. Policy change – Jill Bailey – Tabled until next meeting. Owner/Residents are asked to not hang anything on their apartments until further notice on the proper fasteners to use on their doors. Thank you.
- IV. ***Proposed** New Communication boards within the Building. – Jill Bailey – Tabled until next meeting
- V. ***Proposed** New Interior Stairwell signage – International Fire Code Language/Size - Linda Castiglioni – Linda is looking into options for new signage in stairwells. Tabled until next meeting.
- VI. ***Proposed** New metal shelving units for interior storage rooms (2nd, 3rd, 4th floors). – Linda Castiglioni – New commercial grade metal shelf unit purchased. Motion made and seconded to assemble and assess how the new shelf will work, then potentially purchase additional shelves for the other floors. Motion carried.
- VII. Replace emergency lights in garage (4 total) with same lights as installed in the interior building. Lights have been ordered and will be installed by maintenance once they come in.

Exterior Building

- I. Grounds – Punch List developed per Contract. Walk through with Valhalla Mgt Define Scope of Work – Jill Bailey working on this.
- II. Landscaping – Define Scope of Work: – Jill Bailey working on Scope of Work.
- III. Exterior signage – Jill Bailey working on recommendations
- IV. Flower Planting- wall and planters (leaves on wall be blown out) – Jill Bailey working with maintenance to blow-out flower wall. Request for volunteers to assist with planting flower wall.

Overall Building

- I. Preventative Maintenance; Items due in May/June 2022 – Dan Bredesen
 - a. Driveway asphalt damages on north side. Dan to review on Tuesday, May 10 with Linda Castiglioni. Tabled to next month.
- II. Caretaker Routine Maintenance; Items due in May/June 2022 – Deb Dahley working on this.
- III. Parking Lot & Garage Sweeping and Cleaning – Date to be Scheduled – Dan Bredesen/Deb Dahley – Date will be scheduled once Valhalla knows when Rochester Sand & Gravel will finish their work on the overall complex parking lot project.
- IV. Security Cameras – Define long-term camera security needs and Scope of Work – Linda Castiglioni/Chris Robson – Linda to work with Chris on this. Tabled until next meeting.
- V. Garage Storage Units Lottery – Completed: 4 storage units available. Units 111, 207, 209, 305 selected by lottery draw. Owners/Residents notified. Relabel storage cabinets: A, B, C, D, etc.

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Guests – Open Comment/Feedback: None

	X = Present		V = Present Video		A = Absent		
	Vacant Member	X	Carol Sabatke Member	X	Guest: Dale Kukla		Guest:
X	Pam Burton Member	X	Chris Robson General Manager Valhalla Assoc		Guest:		Guest:
X	Kevin Castiglioni Member	X	Dan Bredesen Supervisor Maintenance Valhalla Assoc		Guest:		Guest:
X	Linda Castiglioni Chair	X	Guest: Deb Dahley		Guest:		Guest:
X	Jill Bailey Member	X	Guest: Christina Block		Guest:		Guest: