

VALHALLA FIFTEEN ASSOCIATION
BUILDING & GROUNDS COMMITTEE MINUTES
March 13, 2023 – 4 PM Valhalla Party Room

Welcome Members & Guests: Meeting began at 4 PM. Linda Castiglioni Chair welcomed members and guests.

Action item: Interior Refresh project: Flooring and baseboard status. This project is on-time in accordance with the Board approved December 28, 2021, project plan timeline. Project is expected to be completed in 2023.

Reviewed proposal dated January 17, 2023, from Mohawk/Durkan a division of Mohawk. This proposal outlines the board approved flooring and baseboard designs and colors (approved on December 5, 2022). Presented a draft seaming diagram for the custom flooring and baseboards for the 2100 Valkyrie DR NW building, based on the build drawings of 1975 building. As a critical next step in the project, verification of the “seaming square footage” was completed by the Mohawk/Durkan representative at a cost of \$1500. The board approved this \$1500 expense in January 2023 meeting,

Building & Grounds committee reviewed the following items and conducted a final walk-thru of building 15 for placement of all flooring and baseboard samples, as presented:

- Request approval and recommendations for following items:
 - Square footage flooring materials required as presented by Mohawk/Durkan representative for each category of flooring proposed.
 - Linear custom carpet flooring for all hallway corridors. Sample provided.
 - Multi-directional custom flooring for all staircases, landing areas, north and south entrance areas. Sample provided.
 - Standard walk-off carpet 2 x2 carpet tiles for north and south vestibule areas, elevator, mailroom, north garage entrance area, 6’ x 6’ area outside elevator in garage. Sample provided.
 - White 6” rubber/vinyl baseboards in all areas with new flooring placement. Sample provided.

Committee made the above recommendations and will request approval at the next Board of Directors’ meeting.

- Committee made the recommendation to request approval from Board of Directors to proceed with finalizing the Scope of Work for all required materials and labor to implement the flooring project.

Approved colors for custom flooring colors:

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

Notation items:

- There have been at least two (2) emergency water heater replacements in the building during this past month. Owners are financially responsible for the maintenance and repairs of their unit’s water heaters, damages caused by their leaking water heaters and contracting with their own contractors.

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Leaking water heaters may cause water damage to the owner's unit and water damage to other owner's unit(s) below the leaking water heater. In addition, owners with failed water heaters will not have hot water for several days.

All owners are individually financially responsible for damages to their own units regardless of the cause. All owners are responsible for contracting with their own contractors for required repairs to their own units.

Water heaters for the building's units are a specialized sized which can take several days to be delivered. To prevent emergency water heater replacements, Owners are encouraged to proactively replace their water heater if it is 7 years or older by contacting a licensed plumber. All water heater replacements require a City of Rochester building permit and inspection. Lastly, owners are encouraged to install a water sensor alarm and drain pan in the water heater closet.

- Water intrusion issues noted in some units due to potential issues with the roof. Valhalla Maintenance is investigating the cause of these water intrusion issues in some units. All owners are individually financially responsible for damages to their units regardless of the cause. All owners are responsible for contracting with their own contractors for required repairs to their units.
- Dates for parking lot, garage floor sweeping/washing, and garage drain cleaning; to be scheduled.

Pending item: Pending insurance claim to recover Valhalla Fifteen Association's Reserve Funds of \$138,350 used out of compliance with Valhalla Fifteen Association governing documents to replace "limited common" (brown) windows on the North & South sides of the 2100 Valkyrie DR NW building in 2018. The (brown) windows were replaced in 16 individual end-unit apartments; X00; X01; X12; X15; on all four floors in 2018.

In January 2023, the Board of Directors filed an insurance claim on behalf of all 60 Owners to recover \$138,350 of Valhalla Fifteen Association's Reserve Funds for the out of compliance use of "common element funds" for "limited common elements" (brown windows on end units) in 2018.

Linda & Kevin Castiglioni continue to followup with the insurance company on the status of the claim. The claim is now being reviewed by the insurance company's legal counsel. Insurance company has not requested any additional documentation regarding the claim. Resolution pending.

Meeting adjourned at 4:50 PM.

Guests – Open Comment/Feedback: None

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	X = Present				A = Absent		
					Guest:		Guest:
X	Member: Pam Burton – APT 404 Owner			X	Owner Guest: Kerry Castiglioni – APTs 206, 209, 211, 306, 207, 405 Owner		Guest:
X	Member: Kevin Castiglioni – APT 105 Owner			X	Owner Guest: Danette Anderson APT 111 Owner		Guest:
X	Chair: Linda Castiglioni – APT 104 Owner		Guest:	X	Tenant Guest: Brenda Miller APT 306		Guest:
X	Member: Jill Bailey - APT 102 Owner	A	Member: Deb Dahley Building 15 Caretaker Valhalla Assoc		Guest:		Guest:

Minutes respectfully submitted: Linda Castiglioni, Chair