

Building and Grounds

Thursday, October 6th, 2022

*5:00pm, Valhalla Party Room

Karla Dison, chair, called the meeting to order at 4:55 p.m.

Committee members in attendance: Karla Dison, Jill Bailey, Linda Castiglioni, Kevin Castiglioni and Pam Burton. Absent was Carol Sabatke

Guests present were Danette Anderson, Kerry Castiglioni, Ruth Krueger and Susan Maninga.

- Interior project – Linda is has ordered the larger carpet samples for the committee to look at. She will let everyone know once they arrive.
- The results of the window test with Ben Gatzke reveal nothing definite, but that likely the issue is failed caulk around the windows. It was discussed that the building should definitely be sealed, but the immediate problem with water intrusion appears to be the window caulking and potentially insulation. Dan will reach out to the installer to attempt to find a remedy.
- The recommendation of the committee is that we reject the offer from the brown house and offer them a potential lease agreement for a fee to allow them to use the land but pay the building. There were questions about doing this and the legality/language, so Chris is going to reach out to the attorney to get her opinion. Jill also offered to have her attorney at Edina review the situation as well.
- The building seal-coating was acknowledged as something that needed to be done eventually, but was not an immediate issue. It was agreed that it would be tabled until the spring, with the potential to actually have the building sealed in 2024.
- All routine maintenance by the caretaker is currently completed. There are no currently expired license plate tabs.
- Interior stairwell signage language is approved. Linda is researching sign options, and will have more information soon.
- Elevator and roof replacement plans were discussed as they may be nearing the end of their life. It was discussed that this is more a budgeting issue currently, but when it comes time to actually do the work, the building and grounds committee will need to be involved to schedule and manage the work.
- Exterior signage was discussed. There is a committee at the master board level that has been commissioned to research and make recommendations on this issue for the rest of the complex. Buildings can make their own decisions however, and Jill presented signs to the committee. Karla asked to table the issue and have a discussion with Jill before moving forward with any signage.
- Security cameras were discussed. We were waiting for the tree removal to take place before moving forward so we could appropriately plan for placement of the cameras. After discussion, Chris and Linda will continue to work on this project and provide updates as they are available.
- The landscaping/reseeding was discussed. Jill spoke to Custom Retaining Wall and should have a bid next week. They stated that we should over-seed and place erosion blankets, not replace

with sod. They said the best time to perform this work is now, not in the spring. They also stated that planting new trees/plants should wait until next year. Jill will provide the bid once it is received, and decisions can be made at that time.

- Door hangers were discussed. Currently, the building has an approved door magnet, but some residents don't like them as they are hard to remove from the door if needed. Karla has done some testing with 3M Command Strips, and reports that there are no issues with them removing paint or damaging the door. Although there was not a vote, it was stated that 3m Command Strips were also acceptable.

The meeting was adjourned at 6:02 p.m.