

Valhalla Building 15 Association
Minutes of the Board of Directors Meeting
June 19, 2017

- I. Call to order – 6:02 PM in Unit 106. Jan Bailey, President, presiding.
2017 Board: David Aries, Kay Aune, Jan Bailey, Linda Castiglioni, Wayne Jaspersen, Ramona Digre & Carol Sabatke.
- Owners present: Unit 400 Bobbie Jeanne Williams; Unit 104 Carolyn Huber; Unit 100 Al & Sharee Smeby; Unit 200 Janet Baggenstoss; Unit 103 Carole Kent-Kirckof; Unit 102 Jill Bailey
- II. Approval of Agenda. New Business Adds: All building party in Unit 400; Notice of Public Sale of Tax-Forfeited Lands; Garbage odors; Lawn maintenance; Parking lot; Garage Parking & parking lot; Thank you for the flag; Trees leaning outside Unit 104 (east side). Building & Grounds: Unfinished business – 2100 entrance sign. Motion and seconded to approve agenda with additions. Motion carried.
- III. President's Report
- A. Master Board updates – May 2017 meeting
- a. Unit A violation – Noise violation. Owner fined for noise violation. Owner has received repeated fines for various violations. Unit is owner occupied.
 - b. Valhalla complex there are nine accounts with past due accounts with greater \$500 balance. Owners with previous past due accounts are paying, as agreed. New past due accounts are occurring due to some owners are not complying with the new HOA monthly assessments and associated late fees. Valhalla Office is following-up with owners with these past due accounts.
 - c. Owners may access their accounts on-line. Please contact the office if you need access to your account on-line.
 - d. Parking Sticker Update. New parking stickers will be issued in 2017. New stickers are to be placed on the "lower left corner (driver's side) windshield.
 - e. Tree & Shrub Policy. These are considered common grounds and all proposals for planting or removing trees/shrubs must be approved by the Building & Grounds Committee. These will be expensed per the overall Valhalla covenants.
 - f. Pool opened on May 26, 2017. Pool supervisors were hired for the season.
 - g. National Night Out budget of \$382 was approved. More information will be coming on National Night Out activities.
 - h. Maintenance Reported pool repairs were completed for opening on May 26, 2017. Parking lot pot holes are being repaired as weather permits. All buildings light fixtures – light bulbs changes occurring frequently in Building 1-12.
- IV. Secretary's Report – Linda Castiglioni. Change header from "Agenda" to "Minutes" on May 2017. Motion made and seconded to accept minutes as written with change. Motion approved.
- V. Treasurer's Report - Wayne Jaspersen. No diligences. \$63K in checking; \$134K in reserves; there are a few minor bills owners owe; office will contact these owners. Every unit's main water valve has been changed and payment has been made to contractor.

VI. Standing Committee Reports

- A. Caretaker Report: Kay Aune reporting for Caretaker. Garage floor will be washed on Monday July 17, 2017. Vehicles will be required to be out of the garage during the cleaning time. Please watch for posting.

Residents are required to keep their unit doors closed, at all times, for numerous reasons; fire marshal violations & safety of all residents, food odors, loss of air conditioning and heat in hallways, air flow ventilation control in the overall building, etc.

New "Notice" sign holders proposed and approved. Motion made and seconded to approve purchase of new "notice" sign holders.

B. Building and Grounds – Carol Sabatke.

- a. Water in unit 201 & 301. Report – recommendation to caulk around flashing in Unit 401. David Aries reported correcting caulking and flashing around 201 & 301 windows would solve the water issue in these units. Maintenance will be contacted to review if they can fix this issue or hire out this issue for units 201 & 301. Sabatke to followup with Valhalla Maintenance. The Board will be discussing a caulking project for the entire exterior building in a separate meeting for work to potentially begin in 2018.
- b. Water Valves 1st floor – completed and contractor paid.
- c. Driving lane lines painted down 2100 driveway. Completed
- d. Water issues: Unit 315 ice maker leak – fixed. Unit 112 washing machine hose leak; Unit 102 water in unit in laundry room.
- e. Air conditioning for common area may need compressors replaced. More to come.
- f. Dirt pile by storage shed will be removed by end of week.
- g. American Flag was replaced on flag pole.
- h. Abandoned car on hillside on Valhalla property – Building 15. Office has been notified.
- i. Carpet cleaning will be done in June 2017

C. Welcoming committee – Kay Aune. Unit 205 – Cody Schmidt & Nick Elliott (renters) & Unit 313 Kathy Arthelger (owner)

D. Decorating Committee – Carol Sabatke. Thank you to Wayne & Ann Jasperson for placing flags around Building 15's property on Memorial Day.

VII. Unfinished Business:

- A. Caulking exterior building – David Aries. Move to separate meeting with windows on North & South sides.
- B. Windows on North & South sides – David Aries. Move to separate meeting with caulking.
- C. 2100 Valkyrie Sign landscaping bids – Wayne Jasperson. Discussion followed. New proposal will be forth coming.

VIII. New business

A. New business-

- a. Temporary garage spaces exchange. This is an FYI only. Units 204 and 200 have a verbal agreement to switch parking spaces. This is a private agreement between owners.
- b. New Business per residents:
 - i. Building 15 Party in Unit 400; 2nd Annual July 4th Party; 8:30 PM until ?; See Invitation from Bobbie Jeanne Williams.

- ii. Notice of Public Sale of Tax-Forfeited Lands; Date & Time of Sale Thursday July 20, 2017; Notice will be sent to Valhalla Office.
 - iii. Reports of garbage odors coming from dumpsters in garage. Maintenance will be asked to clean dumpsters on a regular base.
 - iv. Lawn maintenance; resident concerns regarding “sumac” growing by front steps. Questions from residents regarding lawn mowing maintenance. Lawns are not being cut at a higher height to ensure roots are appropriately rooted. Concerns will be brought to the Building & Grounds committee on June 20th. Residents’ concerns heard.
 - v. Reports of debris in 2100 parking lot; beer bottles found in parking lot.
 - vi. Reports of issues with how cars are being parked in the garage. Please report parking issues to the Valhalla Office.
 - vii. Trees leaning outside Unit 104 (east side). Tree branch close to Unit 400’s window. Valhalla office will be notified to have Grounds Contractor to look at these trees.
- c. Unfinished business
 - d. Resident concerns –listed on New Business.

Motion made and seconded to end the meeting at 7:48 PM. No further discussion. Motion carried.

Minutes respectfully submitted: Linda Castiglioni – Secretary

NEXT BUILDING 15 BOARD MEETING – MONDAY JULY 17, 2017 6:00PM UNIT 106