

Valhalla Building 15 Association  
Minutes of the Board of Directors Meeting  
May 21, 2018

- I. Call to order – 6 PM in Unit 106. Linda Castiglioni, President, presiding. 2018 Board: David Aries (absent), Kay Aune, Jan Bailey, Linda Castiglioni, Wayne Jasperson, Ramona Digre, Jill Bailey & Carol Sabatke.  
Owners present: Judy Ohly, Carole Kent- Kirkhoff
- II. Approval of Agenda. Motion was made and seconded to approve agenda with additions. Motion carried.
- III. President's Report
  - A. Master Board Updates –April 2018 meeting.  
[http://www.valhallacondos.com/editor\\_upload/File/2017%20Mins/This%20%26%20That/Valhalla Master%20Board%20Minutes%20April%202018.pdf](http://www.valhallacondos.com/editor_upload/File/2017%20Mins/This%20%26%20That/Valhalla Master%20Board%20Minutes%20April%202018.pdf)
  - B. Outdoor heated Pool opens for the season *Saturday May 26th*
  - C. Grocery carts: Third floor continues to have carts left in the hallways. This is a serious life safety issue for all residents. Please keep carts in your unit, at all times, until they are returned to the garage. Further violations will result in grocery carts being removed from Building 15. Please ensure carts are returned to the garage within 30 minutes, so others may use them. Thank you.
  - D. Next **Building 15 - meeting will be July 16, 2018**. Building 15 Board decided to not have a meeting in June 2018. *July 2018 - Meeting time 6 PM; Place: Jan Bailey's Unit 106.*
- IV. Secretary's Report – Approval of April 2018 Minutes. A motion was made and seconded with corrections to the April minutes. Motion carried.
- V. Treasurer's Report - Wayne Jasperson. Wayne Jasperson- 60% of Special Assessment has been paid. No delinquencies. Total cash \$321,000 (\$252,000 allocated for projects, \$62,000 special assessment) Next assessment payment due by June 29th if you are paying quarterly.
- VI. Standing Committee Reports
  - A. Building & Grounds Committee – David Aries, Mary Munnis, Judy Ohly and Jill Bailey
    1. Security Cameras- Bid from ProTech \$9,000. Valhalla Office is working on map for camera locations. No decision on placement of cameras until assessment is completed.
    2. Building lights-Maintenance will obtain new light for back of building. Location to be same.
    3. Building caulking project status-project complete. Thank you David Aries! Bid for painting exterior brick \$1525. A motion was made and seconded to approve painting. Motion carried.
    4. Building window replacement project: windows are ordered, waiting for status for installation from Larson Siding & Windows. Maintenance will be managing project.
    5. Contractors' handout regarding Valhalla policies. Committee working on new guidelines & designated work areas for contractors.
    6. Glass front door replacement project status. Maintenance is coordinating with contractor for replacement.
    7. Overhead Garage Doors to be replaced. Maintenance will obtain quotes and manage project.
  - B. Caretaker Report –Kay Aune
    1. New LED Daylight bulbs in some fixtures in hallways. No decision on whether to replace all current bulbs, or as needed, with new LED Daylight bulbs.
    2. Garage floor was washed and swept X 2.

3. Troy Mickelson/Exceptional Carpet Care has completed carpeting cleaning \$2000. Contractor did a great job!

C. Welcoming committee – Kay Aune- Welcome Paige Nichols in #412; #307 listed for rent or sale;#201 is in the process of being purchased.

D. Decorating Committee – Carol Sabatke—Thank you Ann Jasperson for the potted plants in the front entrance!

VI. New Business

A. Bobcat & Sweeper maybe removed from garage and relocated to maintenance shop.

B. Rochester Sweeping Service will be cleaning parking lot and re-stripping.

C. Board decided to change format of Meeting Agenda to the same as in Bylaws.

E. Fence line in parking lot needs to be fixed. Maintenance has been notified.

F. Landscaping by front entrance needs to be replaced- railroad ties falling apart. More to come.

G. Flower wall- Caretaker – Deb Dahley & Jill Bailey will be planting soon. If you wish to assist in planting, please watch for signs on date & time.

**Next regular monthly meeting - July 16, 2018**

*Minutes respectfully submitted –Jill Bailey Secretary*