

Valhalla Building 15

Meeting minutes

July 19, 2021

Minutes from Valhalla 15 Board Meeting July 19, 2021

President David Aires called the meeting to order at 6:00 p.m. Board members present were President David Aires, Vice President Carol Sabatke, Treasurer Wayne Jasperson, Secretary Jill In-Jill Bailey, Linda Castiglioni, Kevin Castiglioni, Kay Aune and Christina Block. Board member attending by ZOOM-Jan Bailey and Guest via Zoom - Mary Lenzi.

Guests present: Cynda Tischer, Gayla Gatzke and Alida Thynne. General Manager Chris Robson

Kay moved to approve the minutes from the June meeting. Carol seconded. Motion carried.

Linda made a motion to add Building and Grounds minutes to the agenda and be attached to these minutes. Jill seconded it . Motion carried.

President's Report – Seal Coating Project is going well will be completed by end of July.

Treasurer's Report – Wayne reported a total checkbook balance of \$269,519.00 Wayne then went over the budget for the balance of 2021.

STANDING COMMITTEE REPORTS:

Building and Grounds – Linda made a motion to define the scope of work and timeline for the interior remodel project to be completed by the end of this 2021. Work to begin in 2022 or sooner if possible. Carol seconded. The motion carried.

Jan made a motion to have dumpsters cleaned 4 times per year; Christina seconded. The motion carried.

Carol made a motion to purchase (2) tools to open grates \$45/each; Kay seconded it and the motion carried.

Linda requested to increase budget for painting supplies for the building to \$1,000 maximum. Carol moved to accept the request and Jan seconded it. The motion carried.

Linda requested to be able to post signs weekly in building to inform people what is going on in the building. Kay moved to accept the request and Kevin seconded. Motion carried.

David requested to approve Decklever Mechanical to install replacement CO/NO2 sensors in the garage at a cost of \$5636.00 Jan motioned Kay seconded. Motion carried.

David requested to approve Decklever Mechanical to install new exhaust fans for the hallways to provide better ventilation at a cost of \$3,558.00 Carol motioned Jill seconded. Motion carried.

Storage Units on 2nd, 3rd and 4th Floor - discussed in regards to remodel project and will be further discussed at next B & G Meeting in August.

Welcoming Committee-Units 103 & 207 are For Sale by Owner and Units 108 & 406 are listed with Realtors.

Caretaker's Report-Deb would like sweeper removed from electrical room since we are not using it. Would like light replaced in main entrance vestibule so it is the same as the one in second entrance (LED Flat) - Building & Grounds Committee will discuss at next meeting

Unfinished Business: Jill made a motion to approve designs for transformer boxes; Carol seconded. Budget to paint transformer boxes approved in previous board meeting. Motion carried.

New Business: David said Valhalla Maintenance requesting one person be designated to submit maintenance orders for Building 15. Christina motioned to have Linda since she is chairperson for Building & Grounds, Jill seconded. Motion carried

The owners present at the meeting (Mary Lenzi, Alida Thynne, Gayla Gatzke, Cynda Tischer) had questions regarding the trees marked for removal and if arborists were involved when they were marked. Jill met with 2 different arborists from 2 different companies. Trees will be removed in 3 different phases. Phase 1- Pine Tree by front entrance and down by 2100 Sign are dead and pine tree by front entrances causing erosion issues so ground cover and grass can't grow. Phase 2- West side of building- Trees are leaning towards the building and are a liability if we have a storm and they fall on the building, Most have Dutch Elm Disease, are causing erosion issues and ground cover and grass not growing. 4 trees have fallen on that side of the building. Two trees were struck by lightning and two fell on their own. Phase 3- East side of the building trees are diseased with Dutch Elm, are causing erosion issues and ground cover and grass not growing. Two trees have fallen on their own. Root systems for trees needing to be removed go under the sidewalk and could cause major issues with building and sidewalk in the future if not removed. Jill to provide drawing to owners about tree removal and tour if necessary.

The meeting adjourned at 7:51 p.m.

Submitted by Jill Bailey, Fill In Secretary for Pam Burton