

Valhalla Fifteen Association – Board of Directors

Minutes

June 25, 2026 – 6:00PM – Unit 106

Call to Order: President Jill Bailey called the meeting to order at 06:00PM.

- **Welcome Directors and Guests:** Jill Bailey
- **Approval of Agenda:** Motion by Pam Burton to approve agenda; seconded by Kevin Castiglioni. No discussion. Motion carried.
- **Approval of Minutes:**
 - Motion by Jan Bailey to approve the minutes of May 18, 2026; seconded by Pam Burton. No discussion. Motion carried.
 - Motion by Jan Bailey to approve the minutes of June 2, 2026; seconded by Pam Burton. No discussion. Motion carried.
- **Officer and Committee Reports:**
 - President's Report: Jill Bailey
 - No report.
 - Vice-President's Report: Christina Block
 - Encourage residents to get to know your neighbors through activities such as Tuesday night gathering.
 - Treasurer's Report: Pam Burton
 - Bank statement balances as of 05-31-26 include building reserve account \$271,984; rec reserve account \$16,402; and operating account \$47,095 for a total of \$334,481.
 - Committee Reports
 - Master Board Representative: Jill Bailey
 - No Master Board meeting in June; next meeting July 21, 2026.
 - Master Board meeting schedule will be discussed at next meeting.
 - RAMB Committee Representative: Jill Bailey for David Aries
 - No RAMB meeting in June; next meeting pending.
 - Welcoming Committee: Jill Bailey
 - No units for sale in Building 15.
 - New tenants in 211, 306, and 307.
- **GM/Maintenance Update:**
 - Recreation Building wall repair project is pending permits from City of Rochester.
 - Clark Concrete scheduled for safety concrete repairs in early-mid July; weather-dependent and coordinating with other building and common area projects.
 - VMA Office working on obtaining updated Building 15 security cameras approved earlier this year. Cameras will have artificial intelligence (AI) search features that will greatly reduce staff time and improve efficiency when cameras footage review is required. Cameras will be installed after building painting is completed.
- **Unfinished Business:**
 - Roof Replacement Cost (Future)
 - Merit provided a bid for full replacement to assist with adjustment to the reserve study and to assist in planning funding.
 - Recent repairs extended existing roof estimated life to 10-13 years.
 - Full replacement in 2026 is estimated at \$648,000; cost in 10 years accounting for inflation estimated at \$800,000 to \$1,000,000.
 - Information regarding recent roof repairs, extended roof life, and estimated cost for replacement at 10 years submitted to Reserve Advisors for adjustments to reserve study and were accepted. Jill Bailey will send updated reserve study to board members electronically; owners may request a copy if interested.

- **New Business:**

- Exterior Paint Selection – Jill Bailey
 - Sorenson & Sorenson painted three color options on both the grooved and smooth sections of the south-facing exterior wall. Preferences discussed with the #2 medium gray (Pelican Gray) the overwhelming favorite. Sorenson & Sorenson recommended switching from Sherwin Williams to Hirschfield exterior paint for better exterior protection and longevity at the same price. **Motion by Jan Bailey and seconded by Kevin Castiglioni to proceed with the option #2 medium gray selection for the exterior paint color. No additional discussion. Motion carried with all present in favor.**
 - Sorenson & Sorenson will begin power washing the week of July 6, 2026 (weather-dependent). Residents please keep both sets of windows closed to avoid water damage in units. All items must be removed from 204 open balcony.
 - VMA Office will email updates and post signs as appropriate during project.

- **Discussion from the Floor:**

- Inquiry regarding date for Annual Meeting of Owners. Annual meeting requires 21-day notice; first available is Saturday, July 25, 2026, at 10:00AM, in the Valhalla Party Room.
- Inquiry regarding previous dates for drain cleaning for both garage drains and drainpipes in stacks. Noted that drains in stacks are limited common elements to the units the stacks serve.
- Inquiry regarding reconsidering assessment for the full amount of the exterior and parking lot projects given the extended timeline for roof replacement. Discussion included full assessment already approved, requirement to replace reserve funds to cover any upcoming capital improvement projects, loss of compounding interest that will increase future assessments if reserve funds used, new requirement by mortgage lenders to maintain 15% reserve project funding (versus 10% previously), and preserving reserve funds will minimize future assessments for roof replacement. Discussion did not advance to a motion to change full assessment for 2026 capital improvement projects.
- Recommendation to consider assessing exterior project by linear footage instead of percent ownership. Discussion did not advance to a motion to change assessment method.

- **Upcoming Meetings:**

- V15 Board of Directors Regular Meeting – Monday, July 20, 2026, at 6:00PM – Unit 106
- Master Board of Directors – Tuesday, July 21, 2026, at 7:00PM – Valhalla Party Room

- **Adjournment:** Motion to adjourn by Pam Burton and seconded by Jan Bailey; meeting adjourned at 07:10PM

Attendance:

X	Jill Bailey, President	X	L. Castiglioni
X	Christina Block, Vice-President	X	R. Krueger
X	Danette Anderson, Secretary	X	C. Erpestad and M. Thompson
X	Pam Burton, Treasurer	X	K. Simmonds and M. Sootheran
EA	David Aries, Director	X	B. Williams
X	Jan Bailey, Director	X	W. Jaspersen
X	Kevin Castiglioni, Director	X	C. Tischer
X	Carol Sabatke, Director	X	Ann

X = Directors and Guests Present EA = Directors Absent (Excused) UA = Directors Absent (Unexcused)

Respectfully submitted,
Danette Anderson, Secretary

08-17-26 – July 25, 2026 minutes approved Valhalla Fifteen Association Board of Directors