

Valhalla Fifteen Association – Board of Directors

Minutes

November 17, 2025 – 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:** No requests for additions. Motion by Pam Burton to approve agenda and seconded by Jan Bailey. No discussion. Motion carried.
- **Approval of Minutes:** Motion by Jan Bailey to approve the minutes of October 20, 2025 as written and seconded by Pam Burton. No discussion. Motion carried.
- **Officer and Committee Reports:**
 - President's/General Manager/Maintenance Report: Jill Bailey
 - Tree trimming completed.
 - Weather permitting, fall cleanup of leaves and outside parking lot sweeping will be completed this week.
 - Maintenance met with a representative from Stanley Steemer for a bid on carpet cleaning. Rep was unaware of Mohawk requirements and if they are Carpet and Rug Institute (CRI) certified. Rep did not submit a written bid; gave a verbal estimate comparable to the Service King bid.
 - Recommend proceeding with Service King for carpet cleaning. Service King is not CRI certified but can meet Mohawk cleaning requirements and has a satisfactory work history with Valhalla. VMA will alert residents when a carpet cleaning date is secured.
 - Request submitted on behalf of a Building 15 tenant to consider payment for damages to vehicle from dripping water in garage. Reviewed and discussed Valhalla General Resident Policy 3.1: *"All personal property in the Owner's and/or Occupant's Unit or in any other part of the building or elsewhere on the Property, including motor vehicles, boats, bicycles, etc., shall be at the risk of the Owner and/or Occupant owning such property."* Board will follow policy; request declined.
 - Vice-President's Report: Christina Block
 - Thank you to all residents for keeping the grounds tidy and picking up trash that blew onto the grounds during recent windy weather.
 - Treasurer's Report: Pam Burton
 - Bank statement balances as of 11-17-25 include reserve account \$235,380; rec reserve account \$12,270; and operating account \$50,800 for a total of \$298,450.
 - The new Finance Committee held the first meeting on 11-12-25. The Finance Committee is chaired by the Master Board treasurer, Muthuvel Jayachandran, and includes the treasurer from each building.
 - Committee Reports
 - Master Board Representative: Jill Bailey
 - Finance Committee re-established.
 - Reserve studies completed in October; anticipate reports by end of November 2025.
 - Discussed challenges with unit sales in Buildings 1-12. Mortgage lenders and insurers are scrutinizing garages in disrepair (scheduled for repairs to begin May 2026), reserve studies, building reserve account balances, and ratio of rentals to live-in owners.
 - RAMB Committee Representative: David Aries
 - Meeting focused on condition of outdoor pool. Potential replacement is a costly and complex project. A survey regarding pools will be sent to all owners. RAMB will use results and other research to guide recommendations on how to proceed.
 - Discussed prioritization of other 2026 improvement projects focusing on safety and structural integrity.
 - Welcoming Committee: Jill Bailey
 - No units for sale in Building 15.

- **Unfinished Business:**
 - Door Edge Guards – David Aries
 - Showed a sample of a stainless-steel door edge guard that will match the kick plate and door jam. David Aires and Maintenance tested the sample to ensure that doors close properly. Will need edge guards for eight (8) fire doors.
 - With an acceptable product identified, David Aries and Maintenance will research comparable vendors for competitive pricing before making a final recommendation for purchase and installation.
- **New Business:**
 - Lock/Key Fob for Vestibule Doors – Keving Castiglioni
 - Discussed possibility of locking the outside doors to the building entrance vestibules to prevent unauthorized entry to and loitering in the building.
 - Advantages include increased security. Disadvantages include guests and/or deliveries unable to use intercom system. Building and fire codes require that exit doors are easily openable from the inside (egress side) with a single operation, without the use of a key, special knowledge, or effort; this would require purchase and installation of the same opening mechanism currently on the door from the lobby into the vestibule.
 - Recommend holding and monitoring for instances of unauthorized entry to the building. **Please call the Rochester Police Department non-emergency number (507-328-6800) to report unauthorized individuals loitering in the building or call the VMA Office (507-288-8347) if uncomfortable calling RPD.**
 - Using Overhead Garage Doors to Enter Building (Walking) – David Aries
 - Notice increased use of overhead garage doors by individuals walking in and out of the building rather than using the service door between the overhead garage doors. Concerns include:
 - Increased wear and tear on overhead garage door mechanisms.
 - Winter heat loss in garage and for units directly over the garage doors each time overhead garage doors open.
 - **Residents are encouraged to use the service door between the overhead garage doors when possible as a courtesy to others in the building.** Other garage safety recommendations include one car entering at a time to assure garage door does not lower onto the second vehicle and observing the speed limit in the garage.
- **Next Regular Board Meeting:** Monday, December 15, 2025, at 6:00PM, in Unit 106
- **Discussion from the Floor:**
 - Residents report carpet edge fraying at the top of the stairs from the mailroom to the lobby and on stairs to second floor. Jill Bailey will alert Maintenance to inspect and repair.
- **Adjournment:** Meeting adjourned at 07:00PM

Attendance:

X	Jill Bailey, President	X	Linda Castiglioni -
X	Christina Block, Vice-President		Units 104, 206, 209, 211, 306, 307, 405
X	Danette Anderson, Secretary	X	Kay Aune – Unit 308
X	Pam Burton, Treasurer		
X	David Aries, Director		
X	Jan Bailey, Director		
X	Kevin Castiglioni, Director		
X	Carol Sabatke, Director		

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

Respectfully submitted,
Danette Anderson, Secretary

01-19-2026 – November 17, 2025 minutes approved by Valhalla Fifteen Association Board of Directors