

MINUTES OF THE MONTHLY MEETING  
MASTER BOARD OF DIRECTORS  
VALHALLA MANAGEMENT ASSOCIATION

The meeting of the Master Board of Directors was held September 20, 2016 at the Valhalla Recreation Center. Brian Kroeger called the meeting to order at 7:00 p.m.

The following Directors were present:

Delores Robertson, Assn. 1	Pat Chambers, Assn. 9
Mike Fenske, Assn. 2	Elaine Wiegert, Assn. 10
Brian Kroeger, Assn. 3	Pamela Dowd, Assn. 11
Dubravka Stupar (for Mike Laude), Assn. 4	Jim Iverson, Assn 12
Xavier Frigola-Baro, Assn. 5	Bob Retzlaff, Assn.12
Louis Ohly, Assn. 6	Jan Bailey, Assn 15
Laxman Rajput, Assn 7	Wayne Jasperson, Assn 15
Jan Kauphusman (for Jacob Petersen), Assn. 8	Nick Voskoboev, Secretary for MB, Assn 12

Also present: Judy Ohly, Manager  
Matt Brown, Maintenance Supervisor  
Michael Chaffee  
Kathy Schwartz

**MINUTES:** Minutes from the July 19 and August 16 meetings were presented. A motion was made and seconded to waive the reading and approve the minutes. Motion carried.

**TREASURER'S REPORT:**

Judy Ohly presented that last month audit of accounts and budgets were done, no other updates.

**STANDING COMMITTEE REPORTS:**

Finance Committee, No meeting was held, a meeting is planned for Sept 22<sup>nd</sup> to review reserves for Rec Bldg and equipment. Wayne encouraged all building directors to start working on their budgets.

Building and Grounds Committee, Mike Fenske, Chair

No meeting.

Pool and Recreation Building Committee, Kathy Schwartz, Chair

Minutes from Pool and Recreation Building Committee meeting of August 30<sup>th</sup> were presented. Kathy Schwartz reported that pool was closed Sep 13<sup>th</sup> Next meeting is planned for Sept 27<sup>th</sup> at 5:30 to discuss budget.

A motion was made and seconded to approve the minutes. Motion carried. Minutes were approved as presented.

Executive Committee, Brian Kroeger, Chair

No meeting.

Wage & Benefits Committee, Bob Retzlaff, Chair

No meeting. Plan to meet next week.

**Manager's Report: Judy Ohly**

Manager's report was distributed to the board members and is available on the website. Judy highlighted that carpet cleaning is in discussion since our current vendor indicated 10% increase for 2017. Kasson Carpet Cleaning has given a proposal for all buildings to participate. Proposal is below the 2016 price and provides for more entry cleaning. It was mentioned that bldg. 9 has their own cleaner but will consider the contract. Building 15 would like a proposal from Kasson Carpet Cleaning as well. Judy also has reminded about Morning Fall Coffee meeting, and that Doug Courneya will be there to talk about the grounds. A motion was made and seconded to approve the report. Motion carried.

**MAINTENANCE DEPARTMENT REPORT: Matt Brown**

Matt Brown reported that M & M Construction has finished repairing asphalt on the parking lot. Maintenance crew have rented a concrete grinder to complete walkway repairs. Retzlaff asked about condition of the pool and if any problems should be expected next season. Matt replied that some parts might need to be tested in the spring, but nothing immediately wrong.

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

Michael Chaffee proposed a change to our policy. If an owner or entity has multiple ownership at Valhalla, that owner or entity can only have one seat at the Master Board table. Kroeger proposed to follow this up at the next Executive Committee Meeting. Bylaws state that each building send a representative to the Master Board, but that person does not have to be building president. Kathy Schwartz asked if renters at Valhalla can participate in committees. The number of renters have increased and it is not always possible to get owners to participate. Kroeger responded that renters can and are welcome to be on committees and building boards. They must be elected to boards and appointed by directors to committees. Michael Chaffee also asked about policies for landlords and Judy responded that there is a task force that has been appointed by the MB and the will be meeting soon.

**ANNOUNCEMENTS:**

Morning Fall Coffee meeting will be held on Saturday September 24<sup>th</sup> from 9 to 11am.

**OPEN COMMENT TIME:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 7:23 p.m.

Respectfully submitted, Nick Voskoboev, Recording Secretary, Valhalla Management Association

These minutes are the unofficial minutes of the September 20, 2016 Board of Directors meeting. The minutes have not been approved and are subject to be amended at the next Board meeting. These minutes are for information only.