

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

The meeting of the Master Board of Directors was held October 18, 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
Brian Kroeger (for 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
Michael Chaffee (for Xavier Frigola-Baro, Assn. 5);	Bob Retzlaff, Assn.12
Louis Ohly, Assn. 6	Jan Bailey, Assn 15
Kelsey Graham (for Laxman Rajput, Assn 7)	Carol Sabatke (for Wayne Jasperson, Assn 15)
Jacob Petersen, Assn. 8	Nick Voskoboev, Secretary for MB, Assn 12

Also present: Judy Ohly, Manager  
Matt Brown, Maintenance Supervisor

**VIOLATION HEARINGS:**

3 closed hearings took place. Two hearings resulted in fines.

**MINUTES:** Minutes from the September 20 meeting were presented. A motion was made and seconded to waive the reading and approve the minutes. No discussion. Motion carried. Minutes were approved as presented.

**TREASURER'S REPORT:**

Judy Ohly presented the delinquency list for HOA fees and assessments. Efforts to collect are making progress. One unit in building 11 is in foreclosure, but Valhalla is intercepting the rent to pay HOA fees and assessments.

**STANDING COMMITTEE REPORTS:**

**Finance Committee**, A motion was made and seconded to approve the minutes of September 22, 2016. Motion carried.

**Building and Grounds Committee**, Mike Fenske, Chair- No meeting to report.

**Pool and Recreation Building Committee**, Kathy Schwartz, Chair-presented by Judy Ohly

A motion was made and seconded to approve the minutes from of September 27, 2016. Due to safety, the Master Board discussed the use of the maintenance team to re-strap the pool chairs and agreed to look at the 2018 budget for possible replacement. The motion carried with this change.

**Executive Committee**, Brian Kroeger, Chair No meeting.

**Wage & Benefits Committee**, Bob Retzlaff, Chair

A motion was made and seconded to approve the minutes of October 5, 2016. Motion carried.

**Manager's Report:** Judy Ohly

Report was distributed to the board members and is available on the website. A motion was made and seconded to approve the report. Motion carried.

Kroeger commented that according to police reports Valhalla is a relatively safe environment and noted it as a benefit from having cameras on the property.

Wiegert presented a problem with new light on DNR center – it is too bright and is facing traffic on 19<sup>th</sup> St NW. Judy will contact the mall management company to see if the light can be redirected.

**MAINTENANCE DEPARTMENT REPORT: Matt Brown**

Matt Brown reported that snow blower was purchased. Maintenance crew is working on repairing the rusty railings and cleaning leaves. 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:**

Sabatke asked Judy about picture of office staff for website. Judy responded that she is working on this.

Budget for ash tree removal was discussed. Judy asked that each association add \$1,000 to their 2017 budget for ash tree removal, based on estimates provided by Doug Courneya. A motion was made and seconded to approve this request. It was noted this would be a budget consideration for the next several years. Motion carried.

**ANNOUNCEMENTS:**

Holiday Decorating Party will be held on Monday November 28, 2016 at 5:30 pm. Call the office if you are interested in helping!

**OPEN COMMENT TIME:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 8:02 p.m.

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