

**MINUTES OF THE MONTHLY MEETING  
 MASTER BOARD OF DIRECTORS  
 VALHALLA MANAGEMENT ASSOCIATION  
 May 16, 2017**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held May 16, 2017 at the Valhalla Recreation Center. Brian Kroeger, President called the meeting to order at 7:00 p.m.

The following Directors were Present as indicated below:

<b>Name &amp; Assn.</b>	<b>Present Absent Sub</b>	<b>Name &amp; Assn</b>	<b>Present Absent Sub</b>
Delores Robertson, Assn 1	Absent (Mike Chafee Sub Assn 1)	Mike Chafee, Assn 9	Present
Mike Fenske, Assn. 2 Vice President	Absent (Brian Kroeger Sub Assn 2)	Elaine Wiegert, Assn 10	Present
Brian Kroeger, Assn 3 President	Present	Linda Castiglioni, Assn 11 - Secretary	Present
Mike Laude, Assn 4	Absent (Brian Kroeger Sub Assn 4)	Bob Retzlaff, Assn 12	Present
Xavier Frigola-Baro, Assn 5	Present	Jim Iverson, Assn 12	Present
Louis Ohly, Assn 6	Absent	Jan Bailey, Assn 15	Present
Laxman Rajput, Assn 7	Present	Wayne Jasperson, Assn 15 - Treasurer	Present
Jacob Petersen, Assn 8	Absent (Jan Kauphusman Sub Assn 8)	Stacy Hrtanek, General Manager Matt Brown, Supervisor	Present  Present

II. VIOLATION HEARINGS:

- A. Unit A violation – Noise violation. Owner present. Recommendation owner shall pay fines regarding excessive noises. Discussion followed. A motion was made and seconded to assess \$1250 violation fine for current violations. Motion did not pass. A motion was made and seconded to assess \$600 violation. No further discussion. Motion carried.

III. READING OF MINUTES: Minutes from the April 18, 2017 meeting were presented. A motion was made and seconded to waive the reading but make one correction. Motion was made

and seconded to approve the minutes with correction as stated. No further discussion. Motion carried.

- IV. TREASURER'S REPORT: Stacy Hrtanek reported nine accounts past due accounts with greater \$500 balance. Owners with previous past due accounts are paying, as agreed. New past due accounts are occurring due to some owners are not complying with the new HOA monthly assessments and associated late fees. Valhalla Office will follow-up with owners with these past due accounts.

V. STANDING COMMITTEE REPORTS

- A. Finance Committee. Wayne Jasperson reporting. A motion was made and seconded to accept report dated May 9, 2017 Finance Committee. No further discussion. Motion carried.

A motion was made and seconded to accept the Finance Committee's recommendation to make a change to the Finance Committee profile and delete .....*"C. Recommend an investment policy and review such policy annually....."*, as written. No further discussion. Motion carried.

A motion was made and seconded to accept the allocation percentages for the Advance Disposal by Unit versus Building. No further discussion. Motion carried.

Reports for financial status of each building are on-line.

- B. Building and Grounds Committee. Mike Chafee reported for Mike Laude – A motion was made and seconded to approve the minutes of May 10, 2017 committee. No further discussion. Motion carried.

Action item: Parking Sticker Update. A motion was made and seconded to approve the Propose change to policy to place sticker on "lower left corner (driver's side) windshield. Discussion followed. Motion carried.

Action item: Tree & Shrub Policy. A motion was made and seconded to approve the propose changes to the current process of planting/tree selection and removal, and how they are expensed. Discussion followed. Motion carried.

- C. Pool and Recreation Building Committee. Kathy Schwartz – Pool to open on May 26, 2017. A motion was made and seconded to approve the minutes of May 2, 2017 committee. No further discussion. Motion carried.

A motion was made and seconded to approve a budget of \$382 for National Night Out. No further discussion. Motion carried.

- D. Executive Committee. Brian Kroeger – No meeting.

E. Wage & Benefits Committee. Bob Retzlaff. No meeting.

VI. MANAGER'S REPORT: Stacy Hrtanek. See attached Manager's Report dated May 2017.

VII. MAINTENANCE DEPARTMENT REPORT: Matt Brown Supervisor - Pool repairs complete for opening on May 26, 2017. Parking lot pot holes are being repaired as weather permits. All buildings light fixtures – light bulbs changes occurring frequently in Building 1-12.

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: none

X. ANNOUNCEMENTS: none

XI. OPEN COMMENT TIME: none

XII. ADJOURNMENT: A motion was made and seconded to adjourn the meeting. No further discussion. Motion carried. The meeting was adjourned at 8:02 p.m.

Respectfully submitted, Linda Castiglioni, Secretary

# Managers' Report

May 2017

## *Grounds Update*

With the warm summer days and the new growth, we have seen our first visits from Courneya Horticulture. After the first couple mowings, the Office received concerns that the crew missed some areas. However, certain locations are scheduled to be mowed more infrequently, to benefit turf health or to help control erosion. Another concern was due to the use of chemicals in regard to weed control. The contract currently states that a spring pre-emergent herbicide will be used.

Additionally, Mr. Doug Courneya is scheduled to attend the next Buildings and Grounds Committee meeting in June. During that time, we will be reviewing and discussing Valhalla's contract and the grounds long-term.

## *Wireless*

CenturyLink has now offered Valhalla the option to install wireless internet in one building for 30 days. This will give the residents and the wireless sub-committee members a chance to test the strength and determine if this is the best path for Valhalla.

On a lighter note, we were fortunate enough to hire five pool supervisors this year in preparation for the pool's opening day on Friday, May 26<sup>th</sup>.

Respectfully,

Stacy Hrtanek, General Manager