

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

The meeting of the Master Board of Directors was held March 15, 2016 at the Valhalla Recreation Center. Brian Kroeger called the meeting to order at 7:01 p.m.

The following Directors were present:

Michael Chaffee (for Delores Robertson), Assn. 1	Pat Chambers, Assn. 9
Mike Fenske, Assn. 2	Michael Chaffee (for Elaine Wiegert), Assn. 10
Brian Kroeger, Assn. 3	Pamela Dowd, Assn. 11
Saad Attalla (for Mike Laude), Assn. 4;	Jim Iverson, Assn 12
Xavier Frigola-Baro, Assn. 5	Bob Retzlaff, Assn.12
Louis Ohly, Assn. 6	Kay Aune (for Jan Bailey), Assn 15
Laxman Rajput, Assn 7	Carol Sabatke (for 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

**MINUTES:**

Minutes from meeting of February 16 were presented. A motion was made and seconded to waive reading of the minutes. Kroeger asked for discussion. Sabatke proposed two corrections: first on page one as parking discussion relates to bldgs 1-12 and not bldg 15 and on page two "president and directors will not be paid a stipend effective 2016. Motion was amended to accept the minutes as corrected. Motion carried.

**Action against renter in 5-21:** for smoking and throwing cigarette butts off balcony. No representatives from unit 5-21 were present. Two letters were sent to this renter and management proposes to implement first fine of \$50 according to current policy. A motion was made and seconded to place a fine on owner of 5-21. Motion carried.

**TREASURER'S REPORT:**

No meeting was held for Finance Committee. Wayne Jasperson was absent. Judy Ohly distributed treasurer's report. Association 10 ended February with negative balance after final payment for roof work. Assn president authorized a transfer of \$23,000 from reserves to checking. Also new look for the financial report was discussed.

A motion was made and seconded to accept the report. Motion carried.

**A representative from the new Senior Community Center "125 Live"** gave a presentation about new facility. It is located on 125 Elton Hills Dr, not far from Valhalla, and should open in the fall. Directors were provided with information which they can distribute to owners at Valhalla. Information also available on center's website. Kroeger thanked the representative and asked about bulk pricing for Valhalla residents. Only presented 10% discount is available now and no bulk offers currently exist, but will be reviewed in the future.

**STANDING COMMITTEE REPORTS:**

Finance Committee, No meeting was held. Wayne Jasperson was absent.

Building and Grounds Committee, Mike Fenske, Chair No meeting was held.

Minutes of Valhalla Park Garden Club Meeting from March 2<sup>nd</sup> were presented. Minutes will be available on website. First Valhalla Quarterly meeting will take place on April 9<sup>th</sup>. A motion was made and seconded to approve the Garden Club meeting minutes. Motion carried.

**Pool and Recreation Building Committee, Kathy Schwartz, Chair**

Minutes from March 3rd meeting were presented. A Spring Social Coffee Event will be held on April 9<sup>th</sup> from 10:00 am to 11:30am. A motion was made and seconded to approve the minutes. Motion carried.

**Executive Committee, Brian Kroeger, Chair** No meeting, nothing to report.

**Wage & Benefits Committee, Bob Retzlaff, Chair** No meeting was held.

**Manager's Report: Judy Ohly**

Manager's report was distributed to board members and will be available on Valhalla website. Scheduled meetings for discussion of smoke-free setting were discussed. Bldgs 5, 6, 9 and 11 have scheduled their meetings in March, bldg 4 is planning a meeting, but haven't scheduled it yet.

A project to update light fixtures was mentioned. See report for details.

Also Judy mentioned multiple positive feedbacks about changes at Valhalla. New website is definitely a success, and recently it resulted in a request from a researcher from China who is going to move to Rochester for work. A motion was made and seconded to approve the report. Motion carried.

**MAINTENANCE DEPARTMENT REPORT: Matt Brown**

Matt reported that one bid for sidewalk repair has been received and he is waiting for another.

Next Matt presented an issue with R22 refrigerant, which is phasing out and so cost is climbing up. Currently the cost is \$500 for 30lbs jug. This problem concerns systems in bldgs 11, 12, 15 and recreation building. Matt proposed that Valhalla purchase some R22 refrigerant while it is available for minor repairs. Iverson proposed that this issue will be discussed by bldgs 11, 12, 15 for their buildings. A motion was made and seconded to approve purchase of R22 refrigerant jug for recreation building. Motion carried.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

Judy's participation in a Neighborhoods USA Conference in Memphis, TN was discussed. It was noted that all expenses will be covered by R-Neighbors. Judy is on the Executive Committee and serves on the Board of Directors for R-Neighbors. This is her effort to be informed and to take an action roll in leadership in Rochester that will also benefit Valhalla. A motion was made and seconded to approve three days of time away with pay for participation in the conference. Motion carried.

**ANNOUNCEMENTS:** None.

**OPEN COMMENTS:**

A positive comment was given to work of maintenance staff. A question was asked about what maintenance do and doesn't do for Valhalla residents. Judy commented that she cannot list all items due to a long list, but is working on guidelines for maintenance which will be posted on the website.

A question about coolant and individual AC units was asked. It was commented that such units are individual owner's responsibility to replace. Matt responded that Valhalla maintenance can advise what type of unit to purchase and in most cases can help with installation.

Judy noted that a tree grant was received and 25 trees will be planted on May 7<sup>th</sup>. Judy is looking for 30 volunteers to help with planting. Please contact office if you're interested.

**ADJOURNMENT:** The meeting was adjourned at 8:01 p.m.

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

## April 19, 2016

### Manager's Report

I attended the Citizen Forester Training at Quarry Hill on April 16. I attended as a requirement of the **grant received for 25 trees from R Neighbors**. The tree planting will take place on Saturday, May 7 at 8:30 am to 11:30 am. Plant a tree and watch it grow!

This is the first 2016 Volunteer Event. I am looking for 30 volunteers that would like to adopt a tree. Sign-up list is on the counter. We also need some volunteers to cook hot dogs and bake some deserts. Planting new trees at Valhalla is very important as we have 41 ash trees that will eventually be taken by the emerald ash borer.

**We need Pool Supervisors for the 2016 outdoor pool season-** apply at the office

**Garage Vacancies:** The garage lease renewal is final. Now we have the job of filling the vacant garages. There are 4 in the process of being rented and approximately 8 more available. Let me know if you are interested in a garage! I will be contacting non-resident owners to let them know of the availability!

**Premier Security:** The manager has not responded to my phone calls, but I see the last invoice dropped back down to the 2015 charges. I will continue my effort to get an estimate to just secure the Rec Building nightly.

#### **Camera Project update**

Complete: 9, 5, 12, 4, 1                      In Process: 11, 3, 10

**Police Reports:** 2 noise and 1 disorderly and 1 suspicious in **B3, 8, 9 and 10**

#### **First Quarterly meeting**

Was held on April 9, 2016- More than 30 people attended and was a great success!  
The first Mini Library is complete and ready to be installed! Doug Courneya gave a presentation on the changes we should look for on the Valhalla grounds.

**Shrub pruning** took place at Valhalla on May 11, 12 and 13.

**Window cleaning and carpet shampooing** will take place in B1-11 starting in May. If B12 and B15 wish for these services, please contact me and I will be happy to arrange.

#### **Scheduled "Smoke Free" meetings:**

**Building 12- Approved in 2015**

**Building 9- Approved- June 6 is the enforced date**

**Building 5- Approved by majority**

**Building 6- Approved by majority**

**Building 11- Approved- June 6 is the enforced date**

**Building 4- Results of ballot are due May 1**

**Building 8- Results of ballot are due May 1**

**Building 7- Scheduled for May 10 meeting**

**Building 10- Scheduled for May 10 meeting**

**Building 2- Scheduled for May 11 meeting**

**Lighting project:** Rebates from RPU have been received and are under miscellaneous income on your reports. Only 4 building left plus a few misc. fixtures!