

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

The meeting of the Master Board of Directors was held April 19, 2016 at the Valhalla Recreation Center. Brian Kroeger called the meeting to order at 7:01 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
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
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
Supervisor

Absent: Matt Brown, Maintenance

MINUTES:

Minutes from meeting of March 15 were presented. A motion was made and seconded to waive reading of the minutes. Kroeger asked for discussion, no discussion followed. Motion carried.

TREASURER'S REPORT:

No meeting was held for Finance Committee. No report from Wayne Jasperson. Judy Ohly commented that delinquent accounts are now posted on the website. Letters were sent to all owners who are delinquent. No new delinquencies were presented.

STANDING COMMITTEE REPORTS:

Finance Committee, Wayne Jasperson stated that Finance Committee is planning to meet on April 21st at 6pm. He also commented that it is nice to have all reports online.

Building and Grounds Committee, Mike Fenske, Chair

Mike Fenske presented Minutes from April 14th meeting. A motion was made and seconded to approve the meeting minutes as presented. Motion carried. Minutes will be posted to the website.

Pool and Recreation Building Committee, Kathy Schwartz, Chair

Kathy Schwartz was absent. No meeting was held, nothing to report.

Executive Committee, Brian Kroeger, Chair

Brian Kroeger presented Minutes from Executive Committee meeting. A motion was made and seconded to approve the minutes. Motion carried. Minutes will be posted to the website. A contract with Premier Security was discussed. It was reported that Judy Ohly tried to contact Premier Security multiple times to discuss possible changes in the contract, but was unsuccessful. It was proposed to cancel contract with Premier Security and install two security cameras (at \$130 per installation) at the recreation building instead for security monitoring. This should result in savings of about \$800 per month. Judy Ohly commented that only one new installation might be required since

camera in the workout room can be redirected to monitor entrance as well. A motion was made and seconded to cancel the contract with Premier Security and install cameras. Motion carried.

Wage & Benefits Committee, Bob Retzlaff, Chair No meeting was held, nothing to report.

Manager's Report: Judy Ohly

Manager's report was distributed to board members and will be available on Valhalla website. Judy commented on multiple police reports in the last month.

Mike Fenske made a correction that a meeting for discussion of smoke-free setting in bldg. 2 is scheduled on May 12th, not 11th as presented in the report.

A motion was made and seconded to approve the report as corrected. Motion carried.

MAINTENANCE DEPARTMENT REPORT: Matt Brown

Matt Brown was absent. Judy Ohly provided the report.

Josh is no longer working at Valhalla, so the association is short staffed again. Pool is uncovered; Matt is pricing the two new pumps and the new flow valves for install before opening. Expect pothole fill to take place in the next few weeks. A motion was made and seconded to approve purchase of R22 refrigerant jug for recreation building. Motion carried.

UNFINISHED BUSINESS:

Judy Ohly commented that workers are still working on the roof of bldg. 10 finishing last items for safety, the work is expected to be done this month.

NEW BUSINESS:

It was presented that New Business items presented will be heard and then diverted to a corresponding committee for recommendation to the Master Board.

An idea to keep facilities open 24/7 was discussed. It will be reviewed by Pool and Rec Committee.

Voskoboev asked about the cost of running Recreation building for additional time, Iverson commented that cost should be minimal. Fenske asked about insurance coverage, Judy Ohly commented that our current insurance should be sufficient.

Wiegert presented a comment about window's seal conditions, but the question was diverted for discussion by individual building boards since it is individual building issue.

ANNOUNCEMENTS:

None. New ideas were discussed under New Business.

OPEN COMMENTS:

None.

ADJOURNMENT:

The meeting was adjourned at 7:29 p.m.

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