

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

The meeting of the Master Board of Directors was held May 17, 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

Mike Fenske, Assn. 2

Brian Kroeger, Assn. 3

Dubravka Stupar (for Mike Laude), Assn. 4

Laxman Rajput, Assn 7

Jan Kauphusman (for Jacob Petersen), Assn. 8

Pat Chambers, Assn. 9

Elaine Wiegert, Assn. 10

Pamela Dowd, Assn. 11

Jim Iverson, Assn 12

Bob Retzlaff, Assn.12

Jan Bailey, Assn 15

Wayne Jasperson, Assn 15

Nick Voskoboev, Secretary for MB, Assn 12

The following Directors were absent:

Xavier Frigola-Baro, Assn. 5,

Louis Ohly, Assn. 6

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

A closed hearing about a noise violation was heard. The renter was present and did explain the situation. No fine was charged at this hearing. After discussion, the board agreed to table the decision on this case until next meeting.

**MINUTES:** Minutes of the April 19 meeting were presented. A motion was made and seconded to waive the reading of the minutes. Kroeger asked for discussion, no discussion followed. A motion was made and seconded to approve the minutes. Motion carried.

**TREASURER'S REPORT:**

Judy Ohly commented that the latest financial reports showed no delinquencies, but that was incorrect. The report has been corrected and now available to view on line. Judy reported that she made calls to all of the delinquent accounts. Judy commented that office allows one free late payment per 12 months' time period (no late fee).

**STANDING COMMITTEE REPORTS:**

**Finance Committee**, Wayne Jasperson presented that Finance Committee met on April 21<sup>st</sup>. Minutes were presented and approved. A new formula for required balance in the building checking accounts was approved and discussed. Now every association will need to maintain a balance equal to 2 month of building expenses in their checking. Necessary amount will be transferred to or from reserves to fulfill these criteria. A financial review (instead of audit) options were discussed and proposed to include in 2017 budget. Two estimates were received which are in \$5500-\$9000 range. Judy commented that she does not know if an audit or financial review has ever been done for Valhalla.

**Building and Grounds Committee**, Mike Fenske, Chair

No meeting was held for Building and Grounds Committee.

Minutes of Valhalla Garden Club meeting of May 11<sup>th</sup> were presented. 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. Judy presented the minutes. A motion was made and seconded to approve the minutes as presented. Minutes will be posted to the website. A consultation with the current pool company was proposed to evaluate a possible less expensive step option.

**Executive Committee**, Brian Kroeger, Chair

No meeting was held..

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

**Long Range Planning Committee, Nick Voskoboev, chair**

Judy distributed the minutes from the Long Range Planning Committee meeting on April 27<sup>th</sup> along with a list of long range planning goals. A couple of minor corrections were made. A motion to approve the minutes and the Long Range Planning Goals (as corrected) was made and seconded. Both of the documents will be posted on the website.

The Life Trail equipment was discussed. There was concern about the cost. Judy commented that Life Trail plan has 5 to 7 pieces of equipment, and could only happen if supported by a grant from Mayo, Dept. of Health, State of Minnesota or other avenues.

Judy distributed Mission Statement and Goals for Valhalla Park Condominiums. After discussion, it was agreed that the Mission and Goals still apply.

**Manager's Report: Judy Ohly**

Manager's report was distributed and will be available on Valhalla website.

Judy stressed that Valhalla now has tools to advertise properties for sale or rent on our website.

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

**MAINTENANCE DEPARTMENT REPORT: Matt Brown**

Matt Brown provided report on sidewalks repairs.

Lighting project to replace fixtures to LED is still pending in bldg. 1-2, bldgs. 3-11 are complete.

There are new valves being installed for the outside pool in addition to two new pump motors. Matt expects this work to be done this week. A new watering tank for \$325 was purchased with money saved on the pump purchase. A 12V pump will still be needed for the watering tank.

Mat is waiting for an estimate for railing replacement.

A new hire for maintenance crew is Jeff Nelson. He will starts May 22<sup>nd</sup>.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

A policy on removing garbage disposals was discussed. A motion was made and seconded to approve the policy. Old plumbing at Valhalla, use of water, clogged drains, and impact on the environment outweigh the benefit of a disposal. If a repair order comes in on a garbage disposal, maintenance will remove it at no expense to the owner. If an owner insists on repairs or an installation of a new one, they will need to hire a plumber to do that work at the owner's expense. Jim Iverson proposed to educate owner on the cost of such work (\$200-\$300)

A budget of \$382 for National Night Out has been discussed and approved.

**ANNOUNCEMENTS:**

Judy announced that Friday, May 27, 2016 there will be a pool party with free hot dogs and potato chips, weather permitting. All residents are welcome.

**ADJOURNMENT:**

The meeting was adjourned at 8:14 p.m.

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