

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

The meeting of the Master Board of Directors was held June 21, 2016 at the Valhalla Recreation Center. Mike Fenske called the meeting to order at 7:00 p.m.

The following Directors were present:

Delores Robertson, Assn. 1	Elaine Wiegert, Assn. 10
Mike Fenske, Assn. 2	Pamela Dowd, Assn. 11
Russ Boyd (for Brian Kroeger), Assn. 3	Jim Iverson, Assn. 12
Mike Laude, Assn. 4	Bob Retzlaff, Assn. 12
Michael Chaffee (for Xavier Frigola-Baro), Assn. 5	Carol Sabatke (for Jan Bailey), Assn. 15
Louis Ohly, Assn. 6	Wayne Jasperson, Assn. 15
Laxman Rajput, Assn. 7	Nick Voskoboev, Secretary for MB, Assn. 12
Iris Matthys (for Pat Chambers), Assn. 9	

The following Directors were absent:

Jacob Petersen, Assn. 8

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

Two violations were discussed in a closed hearing. The first was for a previous noise violation that was carried over from the May meeting. The owner took action and gave the resident a notice to vacate for May 31. With this in mind, a motion was made and carried to waive the violation fee if the tenant did move. The second violation was for a smoker not following the new smoking policy. A notice was sent to this resident regarding the smoking violation and soon there was a 2nd violation (for a different action). Because the tenant is trying to abide by the policy in "good faith", a motion was made and seconded to waive the fine at this time, but keep corresponding letters on record. Motion carried. Retzlaff asked if a violation like this should be discussed by the board of the corresponding building, but it was commented that all violations go to the master board for review. It was noted the non-smoking distance in every building with policy is 30ft from the building, except building 11 has set a 50ft distance.

MINUTES: Minutes from meeting of May 17 were presented. Jasperson proposed two corrections on page 1. A motion was made and seconded to accept minutes as corrected. Motion carried.

TREASURER'S REPORT:

Wayne Jasperson, treasurer, proposed this report be given by Judy Ohly since she has information about account balances and delinquencies. Master board members agreed.

Judy Ohly commented that she monitors all delinquent accounts, and information about delinquencies for their building is available to board members on the Valhalla website.

STANDING COMMITTEE REPORTS:

Finance Committee, Wayne Jasperson, Chair

Finance Committee did not meet in May, and next meeting is scheduled for July 21st.

Building and Grounds Committee, Mike Fenske, Chair

Minutes from Building and Grounds Committee meeting on June 20th were distributed to board members. The Master Board discussed the replacement deck rail design for bldg. 1-11. The board approved the new design for those looking to do rail replacement on their balconies. Details and examples are available in the office. A copy of the Plunkett's pest control contract was distributed with the minutes. This committee recommended a process for complaints regarding "grounds maintenance". A motion was made to approve the minutes. This motion was seconded and 13 board members voted for approval, Iverson opposed. Motion carried. Minutes will be posted to the website.

Pool and Recreation Building Committee, Kathy Schwartz, Chair

No meeting this month. Judy Ohly and Kathy Schwartz have met with pool supervisors to discuss hours of operation. Meeting about National Night Out is planned on June 23rd. Committee is looking for volunteers for the planning activities.

Executive Committee, Brian Kroeger, Chair

Minutes from the meeting on June 13th were presented. The Policy for hand-held bidet installed in bathrooms and presentation for stair grip on stairs were discussed. Motion was made and seconded to approve the minutes with no changes. Motion carried. A temporary workgroup to develop landlord guidelines at Valhalla was formed. This group will consist of Mike Laude, Michael Chaffee, Delores Robertson, Linda Castiglioni and Bobbie Jeanne Williams. Another temporary work group was formed to review safety and security at Valhalla. This group will consist of Laxman Rajput, Linda Castiglioni, Delores Robertson, Mike Fenske and Wayne Jasperson.

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

Long Range Planning Committee, Nick Voskoboev, chair

As proposed by Executive Committee, the Long Range Planning Committee was dissolved. Judy will continue to work with the list of Long Range Planning items and changes will be authorized by the Master Board.

Manager's Report: Judy Ohly

Manager's report was distributed to board members and will be available on Valhalla website. No action items this time. Judy will be on vacation from June 27th to July 5th. Items requiring immediate attention will be directed to MB president or vice-president during that week.

Information about NUSA Convention was attached to that report.

MAINTENANCE DEPARTMENT REPORT: Matt Brown

Problem with phosphates in pool water was discussed. Possible solutions, including additional filter installations were presented and discussed. Matt will bring back a recommendation. All LED lights were installed in bldg. 1-11. Sidewalk replacement is complete but still working on bids for parking lot repairs.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Insurance coverage was discussed. It was clarified "Coverage A" for unit owners is not necessary beyond loss assessment (\$10,000) and liability coverage. A copy of current Valhalla insurance coverage with Heartman Insurance was distributed to board members. The board approved this notice and recommended to post a copy of the insurance policy on the website. It was reported our workers comp insurance (SFM) went up 12%. This coverage has been moved to Cincinnati Insurance at a 2% price increase.

ANNOUNCEMENTS: National Night Out is on August 2 and we will have an exciting event at Valhalla. More to come.

ADJOURNMENT:

The meeting was adjourned at 7:58 p.m.

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