

**MINUTES OF THE MONTHLY MEETING
 MASTER BOARD OF DIRECTORS
 VALHALLA MANAGEMENT ASSOCIATION
 January 15, 2019**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held January 15, 2019 at the Valhalla Recreation Center. Vice President Mike Fenske called the meeting to order at 7:00 p.m. The following Directors were Present as indicated below:

Attending =		X			
X	Assn 1 – Delores Robertson	X	Assn 9 –Mike Chaffee	X	Stacy Hrtanek General Manager - Valhalla
X	Assn 2- Mike Fenske	X	Assn 10- Elaine Wiegert	X	Dan Bredesen Supervisor Maintenance - Valhalla
X	Assn 3 –Kathy Schwartz for Brian Kroeger	X	Assn 11- Chris Robins	X	Director appointee- Vacant
X	Assn 4 – Judy Ohly	X	Assn 12 – Bob Retzlaff		
X	Assn 5 –Dana Petron	X	Assn 12 – Jim Iverson		
X	Assn 6 – Louis Ohly	X	Assn 15 –Wayne Jasperson		
X	Assn 7 – Skye Davis	X	Assn 15 – Jan Bailey		
X	Assn 8 – Jacob Petersen				

- II. READING OF MINUTES: Minutes from the November 20, 2019 meeting were presented. A motion was made and seconded to waive the reading and to approve the minutes. Petersen disputed the Wage & Benefits Committee Minutes in section 4.E. He remembered the decision was to select a committee to review the health insurance policy and wait on approving the Health Insurance offering until the review was complete. Peterson made a motion and it was seconded to change the minutes to say “the Board agreed to create a committee to review the health insurance policy”. Motion failed by a 4-11 vote with Peterson, Davis, Schwartz and Petron voting in favor. The Chair called the question on the original motion, noting 2 name spelling corrections. Motion carried with 4 nay votes, Peterson, Davis, Schwartz and Petron.
- III. ELECTION OF OFFICERS: Wayne Jasperson- Chair of the 2019 Nomination Committee shared their recommendations as follows: Mike Fenske President, Mike Chaffee Vice President, Judy Ohly Treasurer and Kathy Schwartz Secretary. Jasperson asked the 2019 Officers be voted on individually. Two additional nominations were offered from the floor, Jan Kauphusman Secretary and Jacob Petersen Treasurer. The 2019 approved officers are Mike Fenske President, by acclamation, Mike Chaffee Vice President, by acclamation, Jan Kauphusman Secretary, 9-6 vote and Jacob Peterson Treasurer, 9-6 vote.
- IV. TREASURER’S REPORT: Stacy Hrtanek reported the January Delinquency Report. Total owing is \$5,886.46. There is one delinquency for \$1,104.33 and includes a variety of charges. The balance of delinquencies are assessments of 6 owners. All have been contacted and as of this meeting the balance owing dropped to \$3718.
- V. STANDING COMMITTEE REPORTS
- A. Finance Committee: Judy Ohly, Treasurer- No meeting. A meeting has been scheduled for January 30, 2019 at 4 PM.
- B. Building and Grounds Committee: Mike Fenske, Chair- No meeting.
- C. Pool and Rec Building Committee: Kathy Schwartz, Chair- Minutes from the January 11, 2019 meeting were presented. A motion was made by Lou Ohly, to permanently open the Recreational

Building 24/7. Motion carried. It was requested staff gather reports on the indoor pool usage for the past 2 years.

- D. Executive Committee: Mike Fenske, President- Minutes from the November 20, 2018 meeting were presented.
- E. Wage & Benefits Committee: Bob Retzlaff, Chair- Minutes of the November 27,2018 were presented. A motion was made by Retzlaff, and seconded by Fenske to accept the minutes. Motion carried with 3 nays by Petersen, Petron, and Davis.
- F. Long-Range Planning Committee: Judy Ohly- No Meeting.
- G. Human Resources Committee: Judy Ohly- First meeting scheduled for January 31 at 4:00 PM. The people on the committee are Lou and Judy Ohly, Chaffee, Fenske, Schwartz, Castiglioni, Robertson, Jasperson.

VI. MANAGER'S REPORT: Stacy Hrtanek,General Manager- See attached report.

VII. MAINTENANCE REPORT: Dan Bredesen, Maintenance Supervisor- See attached report

VIII. UNFINISHED BUSINESS: None

IX. NEW BUSINESS: President Fenske thanked the Board for their support and announced some procedure changes.

A. Committees will vote for their chair on an annual basis and that person will present to the Master Board.

B. Directors will have until Monday at 2:00 PM, the day prior to the meeting, to submit agenda items .

X. ANNOUNCEMENTS: Emerald Ash Borer is in Elton Hills- X's are being spotted near John Adams middle School.

XI. OPEN COMMENT TIME: Petersen reported the Building 8 board will create a bid committee for projects and recommends the entire board adopt this as a policy. A resident reported that with a coupon, her Spectrum phone bill was reduced to under \$10.00 a month and was pleased!

XII. ADJOURNMENT: A motion was made and seconded to adjourn the meeting. With no further discussion. Motion carried. The meeting was adjourned at 8:05 p.m.

Respectfully submitted, Judy Ohly, minute taker.

General Manager's Report

January 10, 2018

Annual Meetings are completed and thank you to the owners who participated. Following the meetings, the office has been busy sending out rate change and assessments letters to the association owners. The minutes from the annual meetings are being posted with the association's financial statements in the laundry or mail rooms, as well as being posted on our website. Currently, we are still seeking minutes from associations 6, 8, 9, and 15.

As of January 2nd, Valhalla's bulk contract with Spectrum for both internet and cable services has taken effect. This transition was anything but smooth. Management had been in contact with our account representative in the weeks prior, in which time the office was informed Spectrum was ready for the change. However, as January 2nd came and left Management found that the new change orders for each unit needed to be imputed manually to their system and units would not have service until this was completed. Management has been informed that now all the change orders have been completed, and any new resident or units without internet can go to a Spectrum store to receive their modem and cable box free of charge. Spectrum will need your address and unit number to link your account to Valhalla's contract.

Additionally, Spectrum has changed their channel lineup. Our Spectrum Account Representative has informed us that "regardless of the change in the contract, our lineup would eventually change due to the merger of all the companies in Charter now being Spectrum." The new channel lineup can be found on our website's home page under Hot off the Press.

Additionally, all new and returning directors will be receiving a welcome letter with your login credentials to Propertyware. This login is for your association, not your personal unit account. Much like your personal account, you will be able to view maintenance requests, bills, financial statements, and additional documents. For those directors, without email or internet, hard copies will be provided.

Respectfully,

Stacy Hrtanek

Maintenance report January 2019

- Tree removal for 2018 is complete. 5 Ash trees were removed from the property along with a downed tree behind the shop and some trees behind building 1 that were at risk of falling on the building. There is some more removal necessary behind building one that will be finished up this month.
- We are working with an electrician to work all the kinks out of the lights around the complex. We have installed some new lights around the rec building. We are also looking at some options for updating the lights in the indoor pool area. Thank you for your patience.
- The plow truck has had some problems and we have been waiting on some parts. The parts are in and we should be getting the truck back this week.
- The roof over the center of the rec building had some leaking. Chandler roofing came and did some patch work to remedy the problem.

Submitted by Dan Bredesen