

**MINUTES OF THE MONTHLY MEETING
 MASTER BOARD OF DIRECTORS
 VALHALLA MANAGEMENT ASSOCIATION
 JUNE 16, 2020**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held June 16, 2020 as a Zoom meeting due to the COVID-19 pandemic. 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-Kate DeVries	X	Assn 7-Skye Davis	X	Assn 15-Jan Bailey
X	Assn 2-Mike Fenske		Assn 8-Susanne Ziebarth	X	Stacy Wilhelm-General Manager - Valhalla
X	Assn 3-Brian Kroeger	X	Assn 9-Monika Anderson	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4-Dubravka Stupar	X	Assn 10-Elaine Wiegert	X	Director appointee- Jan Kauphusman
X	Assn 5-Dana Petron	X	Assn 11-Chris Robson	X	Director appointee- Wayne Jasperson
X	Assn 6-Louis Ohly	X	Assn 12-Jim Iverson		

II. READING OF MINUTES: Minutes from the May 19, 2020 meeting were presented. Motion was made by Lou Ohly and seconded by Jan Bailey to waive the reading of the minutes and to approve them. Motion carried.

III. REPORTS OF OFFICERS: No reports.

IV. STANDING COMMITTEE REPORTS:

A. Finance Committee Report: Wayne Jasperson, Chair. Report attached.

B. Executive Committee Report: Mike Fenske, Chair.

1. Remodeling violation Section 12.3 in building 8: Contractor had failed to clean up debris that was tracked in the hallway after working in the unit. Contractor is no longer responding to unit owner's calls or messages. Executive Committee makes a motion to assess no fine since there is no current issue. Wayne Jasperson seconded the motion. Motion carried.
2. Bird feeder violation 3.3 in building 9: Since there was no timely response to requests to remove bird feeder the Executive Committee recommends assessing a fine of \$50. Monika Anderson made a motion to accept the committee's recommendation. Lou Ohly seconded the motion. Motion carried.
3. Littering violation 3.2 in building 15: Garbage was being left instead of being sent down the chute. Executive Committee recommends assessing a fine of \$50. Brian Kroeger made a motion to accept the committee's recommendation. Lou Ohly seconded the motion. Motion carried.
4. Window misuse violation 2.9 in building 2: Dog was being let out the window. Since there are prior violations regarding this dog, the Executive Committee recommends assessing a fine of \$1000. Jan Bailey made a motion to accept the committee's recommendation. Brian Kroeger seconded the motion. Motion carried.
5. Littering and vandalism violation 3.2 in building 2: Since this is a second violation the Executive Committee recommends assessing a fine of \$250. Brian Kroeger made a

motion to accept the committee's recommendation. Lou Ohly seconded the motion. Motion carried.

6. Window misuse violation 2.9 in building 5: Occupant has received two prior warnings on 12-1-15 and 6-19-18. The Executive Committee recommends assessing a fine of \$500. Lou Ohly made a motion to accept the committee's recommendation. Monica Anderson seconded the motion. Motion carried.

- C. RAMB Committee Report: Lou Ohly, Chair. Report attached. The committee recommended purchasing umbrellas, bases and a new table for the area surrounding the recreational building with a purchase price totaling \$760. Wayne Jasperson made a motion to accept the committee's recommendation. Brian Kroeger seconded the motion. Motion carried. A recommendation was made by the committee to open the outdoor pool once it passes inspection by the county and postpone plaster repairs until the ground is dry or on Labor Day when the pool closes. Lou Ohly made a motion to accept the committee's recommendation. Jan Bailey seconded the motion. Motion carried.

V. MANAGERS REPORT: Stacy Wilhelm, Manager. Report attached.

VI. MAINTENANCE DEPARTMENT REPORT: Dan Bredesen, Maintenance Supervisor. Report attached. The priority currently is on opening the pool. Once enough PPE (personal protection equipment) is available, maintenance will once again start going into units to make repairs.

VII. UNFINISHED BUSINESS: None.

VIII. NEW BUSINESS: Nothing to report.

IX. ADJOURNMENT: A motion was made by Jan Bailey and seconded by Skye Davis to adjourn the meeting. Motion carried. Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Jan Kauphusman

GM Report

June 2020

Phase III began June 10th

The Governor's Office released Phase 3 on June 10th. This means Valhalla's pools and Fitness Room can open with restrictions.

Both the indoor pool and the fitness room will be self-monitored. Meaning the rules will be posted, and should these rules not be followed an immediate fine of **\$100** will be assessed to your unit. Please keep in mind, these areas will be monitored heavily during this time, through our camera systems and fob access.

Also, within our re-opening plan Management will be disinfecting these areas each morning, and each resident will be responsible for disinfecting areas they have touched before and after use.

Each of these amenities will be a first come first use for residents. However, appointments can be made by calling the office a day in advance to schedule your usage. The hope is to avoid residents arriving at the Recreational building to find that occupancy has already been met. We do remind residents to be courteous to their neighbors and if others are waiting, to keep their time to an hour or less.

The Fitness Room- will be able to open with a restricted occupancy of 25% and will need to continue social distancing of 6-ft. As many of you know, it is not a large space so we will be enforcing the occupancy of 1 person or 1-household at time.

The Indoor Pool- will also be opening with the restricted occupancy of 50% along with the 6-ft golden rule. This means we will allow up to 17 bodies within the indoor pool area at a time.

Also, of note, the Recreational building's Restrooms/Locker room and saunas will remain closed. We ask residents to take their cleansing showers and utilize the restroom at their units before coming to the Rec building.

We will continue to monitor the ever-changing restrictions and update as needed. For further information, including the outdoor pool opening, please see June's RAMB report.

Respectfully,

Stacy Wilhelm

Maintenance report June 2020

- Maintenance will begin patching the black top in the lot over the next couple of weeks as weather allows.
- Some of you may have noticed the sidewalk behind building 9 has been removed. This is being done by the City of Rochester to repair the water run off drain.
- Maintenance is working on the outdoor pool in hopes of opening.
- We will be removing all of the fire hoses in the halls of the buildings as requested by the Fire Marshal.
- We appreciate everyone's cooperation and understanding with not entering units at this time unless it is an emergency.

Thank you for understanding.

Submitted by Dan Bredesen