

**MINUTES OF THE MONTHLY MEETING
 MASTER BOARD OF DIRECTORS
 VALHALLA MANAGEMENT ASSOCIATION
 November 20, 2018**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held November 20, 2018 at the Valhalla Recreation Center. V. 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 VP	X	Assn 10- Elaine Wiegert	X	Dan Bredesen Supervisor Maintenance - Valhalla
X	Assn 3 – Kathy Schwartz for Brian Kroeger	X	Assn 11- Linda Castiglioni, Secretary		
X	Assn 4 – Mike Laude absent; sub Judy Ohly	X	Assn 12 – Bob Retzlaff – absent – Jim Iverson sub		
X	Assn 5 – Dana Petron absent– Mike Chaffee sub	X	Assn 12 – Jim Iverson		
X	Assn 6 – Louis Ohly	X	Assn 15 – David Aries		
X	Assn 7 – Skye Davis - Absent Chad Bestorious - Sub	X	Assn 15 –Wayne Jasperson		
X	Assn 8 – Jacob Petersen	X	Judy Ohly – Director Treasurer		

II. READING OF MINUTES: Minutes from the October 16, 2018 meeting were presented. A motion was made and seconded to waive the reading and to approve the minutes. Motion carried.

III. TREASURER’S REPORT: Stacy Hrtanek reported. November 2018 Delinquency Report – \$5,245 for entire complex. The reason for the increase of delinquencies is there were Special Assessments due at the end of October 2018. Next steps: office will start collection process.

IV. STANDING COMMITTEE REPORTS

- A. Finance Committee: Judy Ohly Treasurer-. Minutes of November 1, 2018 attached. 2019 Budgets are being finalized.
- B. Building and Grounds Committee: no meeting
- C. Pool and Rec Building Committee: Kathy Schwartz, Chair. No meeting.
- D. Executive Committee: Brian Kroeger – President- Minutes from October 16, 2018 attached. A motion was made and seconded to approve minutes as written.

New Violation hearings – two violations reviewed today. Verbal abuse violation and a vanializm violation. Recommendation to fine \$750 for first violation and \$1,000 for second violation. A motion was made and seconded to approve the fines as recommended by the Executive Committee. Motion carried.

- E. Wage & Benefits Committee: Judy Ohly reporting. October 29, 2018 Minutes attached. A recommendation for the following: Health insurance premiums to be shared between the employee 30% and Valhalla 70%. A Health Insurance policy will be drafted and a recommendation will be made by the Wage and Benefit Committee. A motion was made and seconded to approve the minutes as written and to approve the recommendation of health insurance for the staff Motion carried.
- F. Long-Range Planning Committee: Judy Ohly. No meeting.
- V. MANAGER'S REPORT: Stacy Hrtanek- See attached report dated November 14, 2018
- VI. MAINTENANCE REPORT: Dan Bredesen- See attached report dated November 2018 with one change effective today – one part-time maintenance worker quit.
- VII. UNFINISHED BUSINESS: None
- VIII. NEW BUSINESS: Judy Ohly. Human Resource Ad-hoc committee. A motion was made and seconded to create this Ad-hoc committee. Motion carried. Mike Fenske, Kathy Schwartz, Delores Robertson, Wayne Jasperson, Louis Ohly, Michael Chaffee, Linda Castiglioni and Judy Ohly.
- IX. ANNOUNCEMENTS: Nominating Ad-Hoc Committee for Master Board Officers for 2019. Wayne Jasperson to chair. Kathy Schwartzx, Lou Ohly, Pam Dowd. Nominating committee will present their recommendations for Master Board Officers at the Master Board January 2019.
- X. OPEN COMMENT TIME: Konstantin Kulikov owner Building 5 unit 38 requested Charter cable TV be discontinued for Valhalla Complex; or just for those owners who do not wish to have Charter cable TV. Discussion followed. Charter cable TV and internet services are a bundle package for the entire Valhalla complex and a three year agreement was recently signed. This contract will be reviewed again in two years.
- XI. ADJOURNMENT: A motion was made and seconded to adjourn the meeting. No further discussion. Motion carried. The meeting was adjourned at 8:15 p.m.

Respectfully submitted by Linda Castiglioni, Secretary

General Manager's Report

November 14, 2018

2018 Budgets & Annual Meeting

All the Associations have received their draft 2019 budgets. Also, all Annual Meetings have been scheduled and notices have been mailed to the owners. The Annual Meeting is one of the most important functions of our condominium associations. The time and dates are also available on the website and Facebook.

Should an owner be unable to attend, please send the Office your proxy form. Within the form, the owner has the choice to have the proxy designee count towards the quorum for roll-call purposes and/or allow them to vote on your behalf. However, it is your responsibility to ensure your proxy representative attends the Annual Meeting.

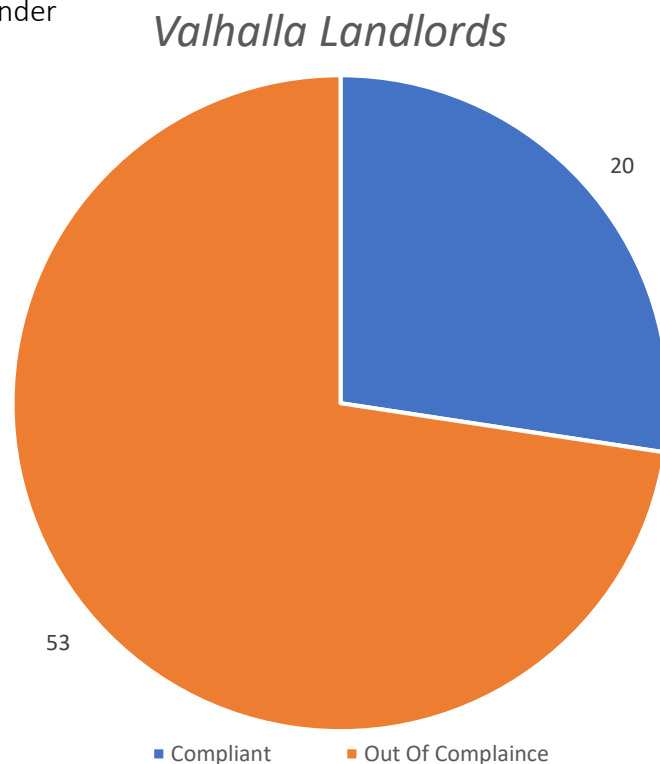
I hope to see everyone in December at your Annual Meeting!

Rental Restrictions Compliance

As of December 1st, 2018, all landlords will be required to be compliant with the *NEW* policy. The Landlord Ad-Hoc Committee was formed in January for 2018 to create policies or guidelines to ensuring Valhalla Landlords properly research who they allowing to live in our community. Sam, Administrative Assistant, has been making phone calls, sending emails and letters to ensuring Landlords are aware of the policy and complete the required orientation.

For more information including the policy and orientation please see our website under Landlord & Rental.

Respectually,
Stacy Hrtanek



Maintenance report November 2018

- Snow equipment is ready for the snow season.
- We are now fully staffed in the maintenance department. We have 3 full time employees and one part time. We feel that with the right staff we can make this work.
- We are working with an electrician to work all the kinks out of the lights around the complex. Thank you for your patience.

Submitted by Dan Bredesen