

Valhalla Master Board of Directors
Valhalla Management Association

Special Meeting
July 26, 2021

ROLL CALL & CALL TO ORDER: The Special Meeting of the Master Board of Directors was held on July 26, 2021 in the Valhalla Party Room. Louis Ohly called the meeting to order at 6:00 p.m. The following Directors were present:

Kate DeVries - Assn 1, Brian Kroeger - Assn 2, Kathy Schwartz - Assn 3, Dubravka Stupar - Assn 4, Dana Petron - Assn 5, Louis Ohly - Assn 6, Rick Miller - Assn 7, Michael Chaffee - Assn 9, Pam Dowd - Assn 11, Jim Iverson - Assn 12, Jan Bailey - Assn 15, Mike Seery - Director Appointee, Wayne Jasperson - Director Appointee, Pat Chambers - Executive Board Secretary, Chris Robsen - General Manager, Dan Bredesen - Maintenance Supervisor.

Absent: Mark Kellen - Assn 8, Elaine Weigert - Assn 10.

PROOF OF MEETING NOTICE: See Attachment.

NEW BUSINESS DISCUSSION: Parking Lot Project - Drainage Issues / Concerns.

The Special Meeting was requested by two (2) Master Board Members: Dana Petron - Assn 5 and Rick Miller - Assn 7.

- Rick had 3 questions:
 - 1. Who voted on the Parking Lot Project?
 - Michael Chaffee explained that the Master Board began having discussions about the parking lot in 2015 but the project was continually delayed because of ongoing financial issues with several buildings.
 - September 28, 2018 the Master Board approved the parking lot project
 - May 21, 2019 the Master Board approved the RAMB/Parking Lot Committee recommendations for modifications to the parking lot project

- December 12, 2019 the Preliminary Construction Plans were distributed
- November 17, 2020 the Master Board approved additional changes which included lighting
- 2. Who decided and when were the specifications issued to deal with the drainage issues?
 - A drainage report was submitted to the building and grounds committee along with several potential contractors and G-Cubed was hired to develop a plan for the parking lot which included solving our drainage issues.
 - March 19, 2019 the Master Board reviewed again issues with drainage
- 3. At the July 20, 2021 Master Board Meeting the motion was made and approved to keep the nine (9) trees between Building 5 and Building 11.
 - Rick wondered if keeping the trees would cause significant disruption to the Valhalla property?
 - Originally, G-Cubed recommended we remove the trees because there could be problems with the trees / roots in the future and they believed it would be to Valhalla's advantage to remove the trees now during the project. However, the Master Board approved a vote to keep the trees at the July 20, 2021 Meeting. Any future costs associated with the individual trees would belong to the individual buildings.
 - Keeping the trees would not cause additional disruption to the Valhalla property.

There were no motions made regarding the Parking Lot Project.

ADJOURNMENT: Pam Dowd made the motion to adjourn and Brian Kroeger seconded the motion. The motion was approved. The Special Meeting of the Master Board was adjourned at 6:43 p.m.

MEETING MINUTES RESPECTFULLY SUBMITTED BY:

Kathy Schwartz