

**Minutes of the Monthly Meeting  
Master Board of Directors  
June 20, 2023**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held in the Party Room and by Zoom for those who could not attend in person. The meeting was called to order at 7:00 p.m.

Attending =	X				
X	Assn 1-Kate DeVries	X	Assn 7- Gary Mehrkens	X	Assn 15- Pam Burton
X	Assn 2-Brian Kroeger	X	Assn 8-Mark Kellen	X	Chris Robson-General Manager - Valhalla
X	Assn 3-Kathy Schwartz		Assn 9- Kurt Beaver	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4 - Dubravka Stupar	X	Assn 10 - Connie McKenzie	X	Director Appointee - Elaine Wiegert
.	Assn 5- Krista McGowan		Assn 11	X	Director appointee- Wayne Jasperson
X	Assn 6-Amy Caine	X	Assn 12-Jim Iverson	X	Director appointee - Paul Schultz

II. READING OF MINUTES: Minutes from the May 16, 2023, meeting were presented. The motion was made by Jim Iverson and seconded by Mark Kellen to waive the reading of the minutes and approve the minutes as written. Motion passed.

III. REPORTS OF OFFICERS: Amy Caine was introduced as the new Master Board member for Association 6.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. See Report.
- Wayne Jasperson clarified a question that was asked about the legality of purchasing CDs by the individual Buildings as an investment strategy. Currently the Valhalla By-Laws do not support the purchase of the CD's. However, the State Statutes say yes, and the State is the higher authority therefore the purchase of the CD's was legal.
- At this time, Valhalla will discontinue the purchasing of more CD's until we have added the investment strategy to our VMA By-Laws.
- Chris Robson gave an Audit update. The 2022 Audit was started about one month ago and he expects that the Audit will be ready to be presented to the Master Board in July or August.
- Chris also informed the MB that we have a new software system that will be installed in July. It is the Yardi Accounting System, and it will be a more user and reader friendly system than our current system. The Valhalla office will be reporting everything in duplicate using our current system Buildium and the new system Yardi for a month or so to make sure everything is correct.
- Executive Committee: Chair - Brian Kroeger.
- Association 2 & 11 - Landlord Violation Appeal - Appeal Denied - Violation Upheld.
- Association 2 - Bird Feeder Violation - No Fine but keep the violation in place.

- RAMB Committee: Chair - Kate DeVries. See Report.
- Pool Supervisors: Kathy Schwartz made the motion to hire pool supervisors on Friday, Saturday, Sunday and Holidays. The motion was seconded by Dubravka Stupar. The motion passed with 8 members voting for pool supervisors and 7 members voting no.
- Pool Supervisor's Pay: Mark Kellen made the motion to pay the supervisors the minimum wage of \$10.80 per hour. Paul Schultz seconded the motion. The motion passed with 11 members voting yes and 4 members voting no.
- Pool Chairs: Brian Kroeger made the motion for Valhalla to purchase 3 vinyl strapped chairs for the pool area making sure the height of the chairs is high enough for everyone to sit comfortably. The motion was seconded by Connie McKenzie and passed unanimously. The cost is \$40 to rent with a \$60 deposit. Valhalla management will not return the deposit unless and until the Party Room is satisfactorily clean.
- Add On Information from Kate DeVries: 125 Live is offering Zumba classes in the indoor pool on Mondays and Wednesdays throughout the summer months. On the second Wednesday of July and August the class will take place in the outdoor pool. The class is free and there will be participants that do not live in Valhalla. Please support this program because it is good for our community.

V. MANAGER'S REPORT: General Manager - Chris Robson. See Report.

VI. MAINTENANCE DEPARTMENT REPORT: Supervisor - Dan Bredesen. See Report.

VII. UNFINISHED BUSINESS:

- Pool Survey Results: Valhalla sent out surveys to the owners of all 382 Condominium units. We received 224 responses and more people said yes to keeping the indoor pool than the number of people who wanted to repurpose the space into something other than the indoor pool.
  1. Chris Robson and Dan Bredesen will move forward with getting an action plan prepared with cost accounting figures and report back to the Master Board.
- Garbage Enclosures: Dan Bredesen presented two options for fixing the garage enclosures.
  1. Replace the gate with something similar like chain link.
  2. Or fix what we have.
    - a. Dan is going to explore the option of fixing what we have.
- Cardiac Hill: Brian Kroeger made the motion to accept the bid from Next Level Concrete Lifting of \$1575 to fix the Cardiac Hill steps. Connie McKenzie seconded the motion and the motion passed unanimously.
- Thank you to Jill Bailey for doing the research on Cardiac Hill and procuring the bid.

VIII. NEW BUSINESS:

- Accounting Procedure: Does Valhalla Management need to send out an invoice to each Building every month for approval? The Board decided that the process of sending invoices to each Building on a monthly basis would stop. Reports and invoices are still being scanned in and can be requested by the building if needed. Questions regarding the invoices need to be brought to either the Valhalla office or to the Master Board meeting. Five days following the monthly Master Board meeting the invoices will be automatically approved by the building if there are no questions.
- Valhalla Future Planning: Mark Kellen proposed the need for Long - Term Planning at Valhalla.
  1. Valhalla needs a plan to be more proactive rather than reactive to our needs.
  2. The Master Board goal should be to preserve and enhance our community.
    - a. Should we charge an entry fee to new owners? (\$500)
    - b. Should landlords pay a set-up fee for new tenants? (\$50)

IX. ADJOURNMENT:

- The motion to adjourn was made by Jim Iverson. The motion was passed, and the meeting was adjourned at 8:30 p.m.

Minutes Respectfully Submitted,  
Kathy Schwartz

# *GM/Maintenance Report*

*June 2023*

## Maintenance Report

We have a new full-time maintenance person that started today. His name is Malik. He was the maintenance person at another complex prior to joining our team. If you see him around, please welcome him to Valhalla!

With the addition of Malik to our team, we are hoping that some of the bigger projects that have been on hold (mainly security camera installations) will be able to get caught up and begin getting those off our to-do lists very shortly. Rest assured we haven't forgotten, it's been a matter of staffing and dealing with more emergent issues, but we will get to these projects as quickly as possible.

The concrete around the outdoor pool is complete and the pool is open!

## GM Report

Management has made the decision to change our accounting systems. There are a multitude of reasons such as reporting capabilities, accounting issues that are extremely difficult with our current system, as well as the time it takes for staff to process the monthly invoices. We are in the implementation stage of this process, and more information will be coming out once we are closer to going live with the system.

I have researched the increased cost in internet and phone charges with Spectrum for the services that cover the security cameras and the tele-entry systems, as well as the internet and phone lines for the office.

Metronet has provided a quote that is about 13% cheaper than Spectrum and is guaranteed for 5 years.

They have also agreed to do all of the installation of equipment which sets us up if we decide to make a change to Metronet when our bulk internet/tv contract is up with spectrum is up in 2027.

Respectfully,

Dan Bredesen/Chris Robson