

**Minutes of the Monthly Meeting  
Master Board of Directors  
July 18, 2023**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held in the Party Room and by Microsoft Teams 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		Assn 7- Gary Mehrkens	X	Assn 15- Linda Castiglioni
X	Assn 2-Brian Kroeger	X	Assn 8-Mark Kellen	X	Chris Robson-General Manager - Valhalla
X	Assn 3-Kathy Schwartz (by proxy)	X	Assn 9- Kurt Beaver	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4 - Dubravka Stupar (by proxy)	X	Assn 10 - Connie McKenzie	X	Director Appointee - Elaine Wiegert
X	Assn 5- Krista McGowan	X	Assn 11- Chris Robson	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 June 20, 2023 meeting were presented. A motion was made Elaine and seconded by Kurt to revise the minutes and bring back for approval at the August meeting. Motion passed.

III. REPORTS OF OFFICERS: No Reports.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. No Meeting.
- Executive Committee: Chair - Brian Kroeger.
- Association 2 - Landlord Violation – Appeal was heard regarding this fine that was approved in May. The executive committee decided that this fine would stand.
- Association 11 - Landlord violation – Appeal was heard regarding this fine that was approved in May. After discussion, the executive committee decided to remove this fine.
- RAMB Committee: Chair - Kate DeVries. No Meeting.

V. ELECTION OF OFFICERS: Elections were held to elect officers of the Master Board and to approve the appointments made by general manager Chris Robson. The results are as follows:

- Manager Chris Robson made the recommendation to appoint Wayne Jasperson (building 15) Paul Schultz (building 12) and Elaine Wiegert (building 10) to the Master Board. Motion was made by Mark Kellen and seconded by Kate DeVries. Motion passed with one no vote from Linda Castiglioni.
- President – A ballot vote was held between Mark Kellen and Linda Castiglioni. By a vote of 12 to 3, Mark Kellen was elected President

- Vice President – A ballot vote was held between Kate DeVries and Linda Castiglioni. By a vote of 13 to 2, Kate DeVries was elected Vice President
- Treasurer – A ballot vote was held between Brian Kroeger and Linda Castiglioni. By a vote of 11 to 4, Brian Kroeger was elected Treasurer
- Secretary - A ballot vote was held between Elaine Wiegert and Linda Castiglioni. By a vote of 12 to 3, Elaine Wiegert was elected Secretary.

VI. MANAGER'S / MAINTENANCE REPORT: General Manager - Chris Robson. See Report.

VII. UNFINISHED BUSINESS:

- Garage Lease – An updated version of the garage lease was presented by manager Chris Robson. After some discussion, a motion was made by Krista McGowan, and seconded by Kate DeVries to make additional updates and present an updated lease to the Master Board for a vote in the August meeting. Motion passed.
- Indoor Pool – Safety continues to be a concern regarding the issues facing the indoor pool. A motion was made by Paul Schultz and seconded by Krista McGowan to close the indoor pool immediately and to move forward with finalizing bids for repairs. The bids will be presented once they are received, and will be voted on at the August meeting. Motion passed with one no vote from Linda Castiglioni.
- Pool Supervisors – Chris presented that there has been issues in getting interested applicants. Krista McGowan mentioned that her son had applied and had not heard from the office. Manager Robson indicated he had emailed the applicant last week but would follow up, as it was mentioned the applicant was looking to possibly handle most or all of the hours that the master board wanted to have covered.

VIII. NEW BUSINESS:

- New Owner Buy-In – Mark Kellen presented information regarding a buy-in fee that would be charged to owners when a unit is sold as this is common practice in the Rochester area. A motion was made by Wayne Jasperson and seconded by Kurt Beaver to implement a \$500 fee each time a unit sells at Valhalla for any purchase agreement signed September 1<sup>st</sup> or after. Motion passed. No vote from Linda Castiglioni.
- Renter Orientation – Mark Kellen presented information regarding charging a fee to landlords each time a new renter comes in for orientation. A motion was made by Brian Kroeger and seconded by Wayne Jasperson to implement a \$50 fee beginning with rental agreements signed September 1<sup>st</sup> or later for any new renters doing an orientation, to be charged to the landlord.
  - After further discussion, the motion was amended by Connie McKenzie and seconded by Krista McGowan to increase this fee from \$50 to \$100. This motion did not pass.
  - A vote was then held on the original motion of a \$50 orientation fee beginning September 1<sup>st</sup>. This motion passed. No vote from Linda Castiglioni.

IX. ADJOURNMENT:

- The motion to adjourn was made by Paul Schultz. The motion was passed and the meeting was adjourned at 8:56 p.m.

Minutes Respectfully Submitted,  
Chris Robson

# *GM/Maintenance Report*

*July 2023*

## Maintenance Report

We have a new full-time maintenance person! 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!

We have been able to begin working on the bigger projects such as cameras that have been pushed back for several months with the addition of Malik. We will continue to work through everything until we are caught up.

Over the 4<sup>th</sup> of July holiday, we had two very substantial water leaks. One was the fault of a plumber, so nothing we as residents could have done to prevent this. However one of them was due to a resident leaving water on in the sink in their bathroom, and the two residents below were both gone for a long period of time, so nobody caught it until it had been going on for at least a week. It would be beneficial for each board to remind their residents that if they are going to be gone for a longer period of time to notify the office so we can check their units, in hopes of preventing or catching situations like this sooner so we can prevent further damage, or damage all-together.

## GM Report

Transition to the new accounting software is going smoothly, but is taking some time. We are expecting that the full transition will be complete either September 1<sup>st</sup> or October 1<sup>st</sup>. More information to come.

Respectfully,

Dan Bredesen/Chris Robson