

**Minutes of the Monthly Meeting
Master Board of Directors
November 15, 2022**

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.

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|-------------|--------------------------|---|---------------------------|---|--|
| 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- Jay Torgelson | | Assn 11-Pam Dowd | X | Director appointee- Wayne Jasperson |
| | Assn 6-Louis Ohly | X | Assn 12-Jim Iverson | X | Director appointee - Paul Schultz |

II. READING OF MINUTES: Minutes from the August 16 and September 20, 2022, 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. REPORT OF OFFICERS: No Report.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. See Report.
- Wayne stated that Valhalla's shared expenses are running under budget thus far for this year.
- Chris Robson announced the Financial Review by Hawkins Ash is almost completed and will be ready for presentation at the next Master Board Meeting.

- Executive Committee: Chair - Brian Kroeger.
- Association 2: Security Door Violation 1.2 - Recommendation for \$50 fine. The motion was made by Wayne Jasperson and seconded by Elaine Wiegert to approve the \$50 fine. Motion passed.
- Association 2: Unregistered Pet Violation - The pet is no longer here. No fine was recommended.

- RAMB Committee: Chair - Kate DeVries. See Report.
- The RAMB discussed serving alcohol (beer & wine) at the Volunteer Appreciation Party and recommended to the Master Board that alcohol be served at the party. Kathy Schwartz made the motion to serve alcohol at the party and the motion was seconded by Wayne Jasperson. The motion passed with seven voting for alcohol to be served and four voting not to serve alcohol.
 - Jill Bailey presented the 2023 bids for the Valhalla Lawn - Care Contract. After a thorough discussion Stealth Mowed was selected as our best choice and they will be offered a two - year contract with the option that Valhalla can opt out of the contract at the end of the first year with no penalty if their service is unsatisfactory to meeting Valhalla's high - quality

service requirements. Stealth Mowed offered a discount of ten percent if we chose to go with a two - year contract. Dubravka Stupar made the motion to accept Stealth Mowed's bid for Valhalla's Lawn - Care Service for 2023 and 2024 and Jim Iverson seconded the motion. The motion passed unanimously.

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

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

VII. UNFINISHED BUSINESS:

VIII. NEW BUSINESS:

- The Cardiac Hill stairs will be closed for the winter season.
- The motion was made by Jim Iverson to rescind the previously granted permission for a resident to store their plants in the pool area over the winter season due to the general consensus that if one resident was granted permission then we would have to offer the same opportunity to other residents, and it could be a potential problem of too many plants in the pool area. The motion was seconded by Pam Burton. Motion passed unanimously.

IX. ADJOURNMENT:

- The motion to adjourn was made by Connie McKenzie. The motion was passed, and the meeting was adjourned at 7:53 p.m.

Minutes Respectfully Submitted,
Kathy Schwartz

GM/Maintenance Report

August 2022

Maintenance Report

Snow equipment is ready for the season. Fall cleanup should be completed by Tuesday, November 15th weather permitting.

New maintenance staff starting on November 21st.

GM Report

Budgets are ready for updated November numbers. Board meetings will tentatively be scheduled in December, with annual meetings tentatively in January.

Respectfully,

Chris Robson