

**MINUTES OF THE MONTHLY MEETING
MASTER BOARD OF DIRECTORS
VALHALLA MANAGEMENT ASSOCIATION
October 19, 2021**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held October 19, 2021 in the Party Room and by Zoom for those who could not attend in person. The meeting was called to order at 7:02 p.m.
Attendance indicated below:

Attending =		X			
X	Assn 1-Kate DeVries	X	Assn 7-Rick Miller		Assn 15-Jan Bailey
X	Assn 2-Brian Kroeger	X	Assn 8-Mark Kellen	X	Chris Robsen-General Manager - Valhalla
X	Assn 3-Kathy Schwartz	X	Assn 9-Michael Chaffee	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4-Dubravka Stupar	X	Assn 10-Elaine Wiegert	X	Director appointee- Mike Seery
X	Assn 5-Dana Petron	X	Assn 11-Pam Dowd	X	Director appointee- Wayne Jasperson
X	Assn 6-Louis Ohly	X	Assn 12-Jim Iverson	X	Pat Chambers - Executive Board - Secretary

- II. READING OF MINUTES: Minutes from the September 21, 2021 meeting were presented. Motion was made by Brian Kroeger and seconded by Jim Iverson to waive the reading of the minutes and approve the minutes. Motion carried.

III. REPORTS OF OFFICERS: No Reports.

IV. STANDING COMMITTEE REPORTS:

A. Finance Committee Report: Wayne Jasperson, Chair. Report attached.

The Quarterly Transfers were approved except for Building 7 because they are waiting to approve pending verification of their numbers. The motion was made by Brian Kroeger and seconded by Mark Kellen to approve the Quarterly Transfers with the exception of Building 7. The motion passed.

Bill Kalmes from Smith Schaefer presented the Valhalla 2020 Audit Review.

B. Executive Committee Report: Lou Ohly, Chair.

1. Association 15 - 11.1 Violation. No action.

2. Association 2 - Pool Fob Appeal. No action.

C. RAMB Committee Report: Brian Kroeger, Chair. Report attached.

1. Tree Trimming: Dan Bredesen reported the cost to trim two (2) trees and remove one(1) would exceed the original \$2400 that had been approved at the September Master Board Meeting. The original bid was way under because the arborists did not realize the size of the tree to be removed. The

Arborists of Rochester bid \$4162.82 to trim two (2) trees and remove one (1) tree. The motion was made by Michael Chaffee and seconded by Mark Kellen and the bid was unanimously approved.

2. Lawn Care Contract: The recommendation was made by the RAMB to accept the proposal from Stealth Mowed and offer them the Weed and Lawn Care Contract for 2022. The motion was made by Pam Dowd and seconded by Kate DeVries to offer a one year contract for 2022 to Stealth Mowed. The motion was passed unanimously.

3. Cardiac Hill: The discussion about landscaping and erosion occurring on Cardiac Hill was tabled until Spring, 2022.

4. Garage Lighting: Dan Bredesen presented the need for a minimum of 29 garage lights to be purchased for Buildings 1 thru 11. The cost is \$645 per light and the cost for 29 lights would come to \$18705. The recommendation was made that the individual Buildings would be responsible for the cost of the lights on their garages. The motion was made by Dana Petron that the cost would be a Building by Building cost and seconded by Brian Kroeger. The motion was passed with one dissenting vote by Mark Kellen from Building 8.

5. Beautification Committee / Christmas Planning: Wayne Jasperson presented the committee's request for \$900 to purchase indoor / outdoor Christmas decorations and for the Valhalla Recognition Christmas Party to be held on Tuesday, December 14th. The motion was made by Wayne Jasperson and seconded by Kathy Schwartz. The motion was unanimously approved.

V. MANAGER'S REPORT: Chris Robsen, General Manager. Report attached.

VI. MAINTENANCE DEPARTMENT REPORT: Dan Bredesen, Maintenance Supervisor. Report attached.

VII. UNFINISHED BUSINESS:

VIII. NEW BUSINESS:

Dana Petron presented her concerns about the parking spaces for Building 5. Chris stated that he and Dan will speak with the Buildings that have concerns with the parking spaces. This will include Buildings 2 thru 4 and Buildings 5 thru 7.

IX. ADJOURNMENT: A motion was made by Pam Dowd and seconded by Kathy Schwartz to adjourn the meeting. Motion carried. Meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Kathy Schwartz

GM Report

September 2021

Parking Lot Update

The parking lot project continues to move forward. Rochester Sand and Gravel is has moved onto phase 3 and are close to completion. The final phase (building 11-12) is scheduled to start on Thursday, October 21st.

Buildium

The office has been diligently working towards the transition to our new software system Buildium. Owners should be on the lookout for an email in the coming weeks inviting you to our new system. You will be asked to set up your new portal, and be invited to tour the system. If you would like to continue automatic payments (ACH) you will have to set that up in the new system, as we don't have the ability to transfer existing ACH information from the old system to the new system. We will be sending out notice regarding this prior to us inviting everyone to the new system.

Respectfully,

Chris Robson

Maintenance report October 2021

- In the month of September, we had 222 workorders created and 225 completed.
- We are still running with 3 maintenance staff, and it is going well. We will be looking for part time snow removal help, so if anyone is interested or knows someone that might be, please let us know.
- Accord Electric has completed the lighting update. We will be assessing to see where we need more light.
- RSG is planning to start the next phase of the parking lot on October 21st.
- The outdoor pool is closed and covered for the season.

Submitted by Dan Bredesen