

**Minutes of the Monthly Meeting  
Master Board of Directors  
Nov 21, 2023**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held in the Party Room. The meeting was called to order at 7:00p.m.

Attending =	X				
X	Assn 1-Kate DeVries	X	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	X	Assn 9- Kurt Beaver		
X	Assn 4 - Dubravka Stupar	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 of the October 17,2023 meeting were presented. Kathy Schartz moved to waive the reading of the minutes. Amy Caine. seconded. The motion passed.

III. REPORTS OF OFFICERS

Master Board President Mark Kellen stated his perspective of how members of the board should conduct themselves during the Master Board meetings. Big topics come with difference views. This is okay but each view must be presented in a productive manner with respect to fellow board members and their topic positions..

IV. STANDING COMMITTEE REPORTS:

1. Finance Committee: Chair - Wayne Jasperson. See Report. The total shared expenses were up less than 1% This was due to the changes in managerial duties and changes in maintenance staff. Linda Castiglioni questioned why the budget was not neutral. Discussion followed including aspects of how wages are determined. Chis Robson explained the General Manager has the freedom to give raises within a set budget. Further discussion included when to pass a budget. Mark Kellan made a motion to table the budget until more precise numbers could be used close to the annualized budget of 2023 and give Chis Robson the key to put together a budget of how he wants to spend the money. Krista McGowan seconded. Following discussion included what data was incomplete and did it make a difference when the numbers are already known. The motion passed with Wayne Jasperson voting no.
2. Executive Committee: Chair – Mark Kellen.
  - Assn.15 Noise Violation. Tabled until next month due to a presentation from the landlord not working.
  - Landlord Violation Bldg 11. The Executive Board recommended a \$100.00 fine. After review by the Master Board, Paul Schultz moved to raise the fine to \$200.00 due to the extra work for the staff caused by a owner/ tenant violation. Connie McKenzie seconded. The motion passed with Linda Castiglioni and Kathy Schwartz abstaining,

3. RAMB Committee: Chair - Kate DeVries. See Report:

- Saunas: Price quotes from Thatcher Pools and Spas were \$2,592.04 for a single unit and \$5,194.08 for two units with a \$500.00 electrical fee at installation. Mark Kellen made the motion to purchase one unit., Connie McKenzie seconded. The motion passed with Wayne Jasperson voting no.

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

The new dehumidifier unit is to be shipped from the factory December 18, 2023.

VII. UNFINISHED BUSINESS: None

VIII. NEW BUSINESS:

Christmas Decorations: Linda Castiglioni made a motion to allow decorations to be done, but no money allowance be given. Paul Schultz seconded. Elaine Wiegert informed the committee strings of lights do not always light when reused, so some replacement lights are needed for outdoor decorations. Mark Kellen motioned to amend the motion to allow up to \$200.00 for outdoor decorations. Amy Caine seconded. The motion passed with Connie McKenzie, Jim Iverson. Linda Castiglioni, Krista McGowan voting no.

Sensors: Motion Sensors for the laundry rooms have been found. The purpose of the sensor is to have the lights off when the room is not in use. It is up to each individual building to decide if they want to purchase the sensor. Maintenance will install them.

Cardless washer and dryers: These are being investigated for potential implementing with details to be coming.

Long term Planning: Meetings for ideas and projects for the future of Valhalla will be planned for in the spring.

Preventative Maintenance: Proposals from MMC Rochester and Harris for preventative maintenance of the heating and cooling systems in Valhalla were presented. Questions concerning costs to make repairs in individual units needed additional information. The proposals will be addressed again in the next board meeting,

- The motion to adjourn was made by Krista McGowan and seconded by Brian Kroeger. The motion passed and the meeting was adjourned at 8:30 p.m.

Minutes Respectfully Submitted,  
Elaine Wiegert

# *GM/Maintenance Report*

*December 2023*

## Maintenance Report

The concrete pad for the new dehumidifier is installed. The delivery of the equipment has been delayed by a month, unfortunately. The new expected ship date from the manufacturer is January 18<sup>th</sup>. We will keep everyone updated as to the progress as we know more.

## Managers Report

We are almost finished with the transition to the new accounting software. Expect more information to come to owners and residents in January.

Metronet is finishing the installation of services at the buildings. They are averaging 1-2 buildings per day with running the wiring from the outside of the buildings to the inside where the networking equipment is. Installation is expected to be fully completed by the end of the year.

Respectfully,

Jason Dietz/Chris Robson