

MINUTES OF THE MONTHLY MEETING  
MASTER BOARD OF DIRECTORS  
VALHALLA MANAGEMENT ASSOCIATION

The meeting of the Master Board of Directors was held August 16, 2016 at the Valhalla Recreation Center. Brian Kroeger called the meeting to order at 7:00 p.m.

The following Directors were present:

Delores Robertson, Assn. 1	Pat Chambers, Assn. 9
Mike Fenske, Assn. 2	Elaine Wiegert, Assn. 10
Brian Kroeger, Assn. 3	Pamela Dowd, Assn. 11
Mike Laude, Assn. 4	Jim Iverson, Assn. 12
Xavier Frigola-Baro, Assn. 5	Bob Retzlaff, Assn. 12
Laxman Rajput, Assn. 7	Jan Bailey, Assn. 15
Jacob Petersen, Assn. 8	Wayne Jaspersen, Assn. 15
	Nick Voskoboev, Secretary for MB, Assn. 12

Directors late: Louis Ohly, Assn. 6 and Jacob Petersen, Assn. 8

Also present: Judy Ohly, Manager & Matt Brown, Maintenance Supervisor

**MINUTES:** Minutes from the July 19 meeting were presented. A motion was made and seconded to waive the reading and approve the minutes. Motion carried.

**360 evaluation results and General Manager Performance Assessment** were distributed to board members. Kroeger presented General Manager Review. All scores for performance survey were between 5 and 6. Judy commented that she likes her job. 8 assessments were received for this survey.

**TREASURER'S REPORT:**

Judy Ohly presented 2016 budget recap up until August 1<sup>st</sup>. Judy explained that miscellaneous income (category 4055) is for misc. dollars received by associations, like insurance claims or other payment for damages, Pepsi income, etc. She also reported that buildings on even pay had large overpayment for utilities and now can make smaller or no payments for next couple months. Payroll is under budget due to turnover. Snow removal for year 2016 is already over budget. Judy will be meeting with finance committees in August/September.

**STANDING COMMITTEE REPORTS:**

**Finance Committee**, Minutes from July 21<sup>st</sup> were presented and approved.

Insurance deficiencies were brought forward and it was propose to provide these deficiencies to our current insurance agent for consideration and feedback. Next quarterly meeting is scheduled for October 20<sup>th</sup> at 6pm. Officer compensation was discussed and there was a motion to bring this to Wage & Benefit for future consideration. Motion was moved and seconded but failed to pass.

**Building and Grounds Committee, Mike Fenske, Chair**

A meeting was held on August 9<sup>th</sup>. The recommendation for buckthorn abatement using "Goat dispatch" was tabled. The MB would like staff to explore "Urban Forest Grants" and to develop a definitive plan for this project to include ground stabilization, projected uses for the cleared woods and a written process to accomplish goals.

Use of balcony for holiday decorations was discussed and approved.

**Pool and Recreation Building Committee, Kathy Schwartz, Chair** No meeting.

**Executive Committee, Brian Kroeger, Chair** No meeting.

Wage & Benefits Committee, Bob Retzlaff, Chair No meeting.

**Manager's Report: Judy Ohly**

Judy highlighted that credit card option will soon be available on-line for HOA payments, but will require a convenience fee. This option will be handled through the Propertyware Owners Portal. A motion was made and seconded to approve the report. Motion carried.

**MAINTENANCE DEPARTMENT REPORT: Matt Brown**

Matt Brown reported that Mark is moving on after 9 years at Valhalla, but Dan Bredesen was hired and starts Monday, so we have full maintenance crew. Please be patient as we train the new staff.

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

An example of an unauthorized parking notice was presented. It was not signed. Notices sent by Valhalla Management are always signed. If a resident feels harassed, it is suggested they call the police. They also should call the office and give a time-frame to which the action occurred. Memory capacity for cameras are between one and two weeks, and footage will be provided to the police upon request.

**ANNOUNCEMENTS:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 8:30 p.m.

Respectfully submitted, Nick Voskoboev, Recording Secretary, Valhalla Management Association