

**MINUTES OF THE MONTHLY MEETING  
 MASTER BOARD OF DIRECTORS  
 VALHALLA MANAGEMENT ASSOCIATION  
 March 21, 2017**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held March 21, 2017 at the Valhalla Recreation Center. Brian Kroeger, President called the meeting to order at 7:02 p.m.

The following Directors were Present as indicated below:

<b>Name &amp; Assn.</b>	<b>Present Absent Sub</b>	<b>Name &amp; Assn</b>	<b>Present Absent Sub</b>
Delores Robertson, Assn 1	Present	Mike Chafee, Assn 9	Present
Mike Fenske, Assn. 2 Vice President	Present	Elaine Wiegert, Assn 10	Present
Brian Kroeger, Assn 3 President	Present	Linda Castiglioni, Assn 11 - Secretary	Present
Mike Laude, Assn 4	Present	Bob Retzlaff, Assn 12	Present
Xavier Frigola-Baro, Assn 5	Present	Jim Iverson, Assn 12	Present
Louis Ohly, Assn 6	Present	Jan Bailey, Assn 15	Present
Laxman Rajput, Assn 7	Present	Wayne Jasperson, Assn 15 - Treasurer	Carol Sabatke - Sub for Assn 15
Jacob Petersen, Assn 8	Present	Judy Ohly, General Manager	Present

II. VIOLATION HEARINGS:

A. Unit A violation: Owner present. Previous violations of smoking, noise, inappropriate bird feeder and parking violations. Previous fines assessed and paid. Current violations: 3<sup>rd</sup> vehicle violations; 3<sup>rd</sup> noise violation, plus law enforcement visits regarding violations. Owner present at meeting. Owner presented violations were from ex-roommate and she moved out on March 15, 2017. Recommendation owner shall pay fines regarding inappropriate behaviors of roommate. Discussion followed. A motion was made and seconded to assess \$500 violation fine for current violations, and if no further violations occur within 180 days, owner shall be refunded this \$500 fine. If further violations occur, violations shall increase \$250 per violation. No further discussion. Motion carried.

- B. Unit B. Owner present. Second violation for complaints regarding smoking behavior in owner's unit. Two different complaints received regarding smoking in unit. Owner presented they smoke in their car in the Valhalla parking lot. Owner states no smoking has occurred in their unit. Owner understands any future complaints will be sent to the office and investigated as appropriate. A recommendation was made to rescind the 2<sup>nd</sup> smoking violation because owner agrees to an open door policy. Discussion followed. A motion was made and seconded to rescind the current smoking violation. No further discussion. Motion carried.
- C. Unit C. Owner not present. This is the 5<sup>th</sup> & 6<sup>th</sup> violations regarding owner's inappropriate behaviors. Fifth smoking violation and 6<sup>th</sup> violation is for indecent exposure. Owner has paid all previous fines assessed. Law enforcement was called regarding indecent exposure violation. Discussion followed. A motion was made and seconded to fine owner \$750 for fifth violation for smoking; and a separate \$1,000 fine for sixth violation of indecent exposure. If further violations occur, violations shall increase \$250 per violation. A total of \$1,750 fined to owner. No further discussion. Motion carried.

III. READING OF MINUTES: Minutes from the February 17, 2017 meeting were presented. A motion was made and seconded to waive the reading and approve the minutes as written. No further discussion. Motion carried.

IV. TREASURER'S REPORT: Wayne Jasperson - Judy Ohly reported for Jasperson. Owners with previous past due accounts are paying, as agreed. New past due accounts are occurring due to some owners are not complying with the new HOA monthly assessments and associated late fees. Office to follow-up with owners with these past due accounts.

V. STANDING COMMITTEE REPORTS

- A. Finance Committee. No meeting
- B. Building and Grounds Committee. Next meeting scheduled for April 11, 2017 at 3:30 PM
- C. Pool and Recreation Building Committee. No meeting
- D. Executive Committee. No meeting
- E. Wage & Benefits Committee. No meeting

- VI. MANAGER'S REPORT: Judy Ohly reported. (See attached Manager's Report dated March 21, 2017).
- VII. MAINTENANCE DEPARTMENT REPORT: Judy Ohly reported for Matt Brown Supervisor. Highlights of maintenance staff activities: Cleaned all heaters in entryways, removed fan motors to oil and clean them. Cleaned all dryer vents in buildings 1-11. Replaced condenser fan motor on recreation pool dehumidifier. Building 8, repaired old roof hatch hole in back stairwell. Building 3, painted 1<sup>st</sup> floor laundry ceiling due to water leak on 3<sup>rd</sup> floor. Building 2, painted 3<sup>rd</sup> floor laundry room ceiling due to previous water damage. Began sand clean-up on grounds and parking lots. Preparing for outdoor pool opening.
- VIII. UNFINISHED BUSINESS:
- A. Approval of hiring Ms. Stacy Wilhelm-Hrtanek as the new Valhalla General Manager with a start date of April 3, 2017. Judy Ohly's (current general manager) last day will be May 4, 2017. Discussion followed. A motion was made and seconded to approve the hiring of Ms. Stacy Wilhelm-Hrtanek as the new Valhalla General Manager starting April 3<sup>rd</sup>, 2017. No further discussion. Motion carried.
- IX. NEW BUSINESS: none
- X. ANNOUNCEMENTS: none
- XI. OPEN COMMENT TIME: Building 7 owner had comments regarding work previously completed in unit. Committee referred owner to Building 7 HOA and Valhalla office.
- XII. ADJOURNMENT: A motion was made and seconded to adjourn the meeting. Motion carried. The meeting was adjourned at 8:06 p.m.

Respectfully submitted, Linda Castiglioni, Secretary  
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**March 21, 2017**

## **Manager's Report**

The office is getting requests from the public and other owners regarding property available for sale or rent. Be sure to advertise your property on [www.valhallacondos.com](http://www.valhallacondos.com) That is where the office sends these inquiries.

### **Phone lines**

We will be making the switch from TDS to Century Link to reduce our phone line charges in every building. (Contract with TDS is up April 17, 2017). Century link has a program that would provide a phone line (with long distance for all those non-local phone numbers) plus Wi-Fi to each building. This program would allow us to view building cameras via the internet AND provide Wi-Fi to each unit at a VERY affordable rate.

### **Ash Trees**

Emerald Ash Bore has been located in the Elton Hills neighborhood. You will see some removal at Valhalla happening soon. Trees growing into the buildings will also be pruned.

### **Garage Leases**

Lease renewal is complete. There were not many changes. There is one garage open but with recent sales, it should be filled shortly.

### **Camera Projects**

Buildings 6, 7, and 8 cameras have been purchased and James has started the install in Building 7.

This will be my last GM report to my friends at Valhalla. It has been a pleasure serving you!

Respectfully,  
Judy Ohly