

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

The meeting of the Master Board of Directors was held November 17, 2015 at the Valhalla Recreation Center. Richard Rosener called the meeting to order at 7:00 p.m.

The following Directors were present:

Richard Rosener, Assn. 1 & 4	Iris Matthys (for Max Giefer), Assn. 9
Mike Fenske, Assn. 2	Elaine Wiegert, Assn. 10
Brian Kroeger, Assn. 3	Pamela Dowd, Assn. 11
Xavier Frigola-Baro, Assn. 5	Jim Iverson, Assn 12
Louis Ohly, Assn. 6	Bob Retzlaff, Assn.12
Laxman Rajput, Assn 7	Jan Bailey, Assn 15
Jacob Petersen, Assn. 8	Carol Sabatke, Assn 15

Also present:

Judy Ohly, Manager
Matt Brown, Maintenance Supervisor
Nick Voskoboev, recording secretary & chair for Long Range Planning committee
Kathy Schwartz, chair for Pool and Recreation Building Committee

Hearing for Building 5, unit 18:

First, a hearing for violation of resident policies by unit 18 in building 5 was conducted. A case of multiple violations of Valhalla resident policies, including unit access and parking violations, by renter was presented. The owner of the unit was invited, but wasn't present. Judy presented information about latest police call on 10th for that unit. The renter is in the unit since summer and had multiple violations. The owner is delinquent on assessment and previously communicated to the office that there is nothing she can do about the renter's behavior. The proposal was to assess a first fine of \$50 for the violation stated in the letter to the owner, and \$500 for the next disturbance, so the total of \$550 plus late fees. The consensus was that fees charged to the unit owner is the effective way to ensure compliance to resident policies and has been proven by past cases. All board members supported the decision. Motion carried.

MINUTES:

Minutes from meeting of October 20 were presented. A motion was made to waive reading of the minutes and to accept the minutes as written. Motion carried.

TREASURER'S REPORT:

A discussion about 2016 building budgets took place. Retzlaff asked about budgeted reserves. Judy responded that proposal to increase reserves received mixed reviews and not everybody met the target. Kroeger referred to distributed minutes from Executive Committee and Finance Committee meeting of July 14th, 2015 and asked about Annual Reserve Deposit line. The combination of the annual reserve and 10% of the Total Reserve exceeds the mandated reserve of 10%. It was explained the annual reserve is for use- the 10% mandate is not. Retzlaff made a motion for Executive Committee to review this and come back with recommendations. Other board members and Judy Ohly insisted to make decision at the meeting. Petersen made a motion

to accept presented budgets, Louis Ohly seconded. Kroeger and Wiegert did not support the motion, but motion carried by majority of the board.

Next discussion unfolded on how the Master Board will deal with Associations that do not agree with the budget requirements. Petersen made a motion that if the reserve contributions are not accounted for and funded at the building annual meetings, the required dollars will be divided by number of units in the building, then divided 12 and added and added to monthly HOA. Retzlaff seconded. Three board member opposed the motion, Motion carried after vote 12 to 3.

STANDING COMMITTEE REPORTS:

Finance Committee, Carol Sabatke, Chair

A meeting was held on Nov 5th for Finance Committee. The Merchants accounts were reviewed and the following adjustments from savings to checking were recommended:

Assn. 1 - a transfer of \$9,100

Assn. 2 - a transfer of \$19,500

Assn. 4 - a transfer of \$26,600

Assn. 7 - a transfer of \$11,600

Assn. 11 - a transfer of \$35,000

Judy Ohly distributed a list of delinquent accounts. The list is getting shorter with only eight accounts delinquent as of October 2015. Judy Ohly also distributed a list of assessment balances for buildings 1, 2, 3, 5, 8, 10 and 11. Two owners are out of state, so additional expenses will be accumulated to serve those two. In response to a question, Judy commented that assessments are always liens against the property.

Also list of vacant garages was distributed to board members, there are four available garages in association 8, three in assn 5, two in assn 6, and one in 10 and 12. Judy commented that after the snow some of those might get rented from the experience of previous years.

A motion was made and seconded to approve the treasurer's report. Motion carried.

Building and Grounds Committee, Mike Fenske, Chair

No meeting of the Building and Grounds Committee was held.

Mike Fenske commented that some sidewalks were replaced for safety issues. Also a spillway at building 5 was done.

Pool and Recreation Building Committee, Kathy Schwartz, Chair

Pool and Recreation Building Committee met earlier in November to see how to utilize the party room more often. Survey results are not tabulated yet. Holiday decorations were discussed. Next meeting is planned for January. No meeting in December. Kathy and Judy asked for party budget for recognitions of volunteers on Master Board. It was commented that last year the budget was \$300. Fenske made a motion to approve this budget, Kroeger seconded. Motion carried. The date for the party was set on 3rd Tuesday in December (instead of standard meeting time), starting at 6pm.

Question was asked about TV position, and it was answered that TV support can turn to make TV visible from any corner of the room, current position is also favorable for guests who is in the kitchen area.

Executive Committee, Richard Rosener, Chair

No meeting was held.

Wage & Benefits Committee, Bob Retzlaff, Chair

No meeting was held.

Long Range Planning Committee, Nick Voskoboev, Chair

No meeting was held.

Manager's Report: Judy Ohly

Judy distributed November Manager's report. Caretaker turnover was discussed.

Valhalla is now a registered neighborhood association of RNeighbors. Judy will attend Citizen Forester class on April 16th of 2016, and she invited others to join. The cost of the class is \$15. Possible solution to buckthorn at Valhalla was presented.

MAINTENANCE DEPARTMENT REPORT: Matt Brown

Matt reported that Josh is working full time now. Delivery of salt was done. Payphone was replaced. Transmission and plow were serviced in Colorado truck.

Matt also reported that all buildings now have CO detectors.

UNFINISHED BUSINESS:

A request to waive a portion of the fines for unit 9-37 was discussed. It was commented that no payment was made yet, but Ace is out of the unit. After the discussion the board decided to keep the fines.

Wiegert provided updates on roof work for Bldg 10. The work is expected to start on 19th. Rosener stated that all projects done by Chandler have been completed.

2016 budget and holiday party were discussed earlier.

NEW BUSINESS:

Kroeger proposed to suspend holiday gifts for workers since no other association is doing that. Rajput proposed to continue the tradition. Judy commented that we have very good staff at Valhalla. All were in favor to continue this tradition. It was moved and approved to award the same holiday gifts to staff as awarded in 2014.

ANNOUNCEMENTS:

Rosener thanked Judy Ohly for her help with budget preparation for each association.

OPEN COMMENTS:

None.

ADJOURNMENT:

The meeting was adjourned at 8:02 p.m.

No meeting will be held in December, next meeting will be in January 2016

Respectfully submitted,
Nick Voskoboev, Recording Secretary
Valhalla Management Association