

Master Board of Directors

August 20, 2024

ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors of August 20, 2024 was held in the Valhalla Party Room. The meeting was called to order at 7:00 p.m. by president Kate Devries.

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|-------------|-------------------------------|---|---|--|
| Attending = | | X | | |
| X | Assn 1-Kate DeVries | X | Assn 7-Muthuvel Jayachandran proxy for Gary Mehrkens | X Assn 15- Jill Bailey |
| X | Assn 2-Brian Kroeger | X | Assn 8-Mark Kellen | X Jill Bailey-General Manager - Valhalla |
| X | Assn 3-Kathy Schwartz | X | Assn 9- Kurt Beaver | |
| X | Assn 4 - Dubravka Stupar | X | Assn 10 – Linda Castiglioni (zoom) | X Director Appointee - Elaine Wiegert |
| X | Assn 5- Krista McGowan | X | Assn 11- Brian Snow Linda Castiglioni voting by proxy (Zoom) | Director appointee- Wayne Jasperson |
| X | Assn 6-Derick Behrends (zoom) | X | Assn 12-Jim Iverson | X Director appointee - Paul Schultz |

II. READING OF MINUTES: No minutes were read or approved.

III. REPORTS OF OFFICERS

No reports of officers were given.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson: No Meeting.
- Executive Committee: Chair- Kate Devries.
Bldg. 9 Fire and Smoking policy. The decision was to review past infractions before suggesting fines.
RAMB: Chair Kate Devries: No review of the last meeting.

V. MANAGER/ MAINTENANCE REPORT: General Manager –Jill Bailey and Jason Dietz.

- No General Manager or Maintenance reports were given.

VII UNFINISHED BUSINESS:

The purpose of the meeting of August 20, 2024 is to receive an update from Brett Lettner CPA of Oertli and Pleschourt of our financial reports.

Brett Lettner reported Valhalla's overall accounting setup is correct. Both the accounting programs of Yardi and Buildium are being used. He is working with accounts beginning December 31, 2023. Account review have been completed on Associations 1 thru 7. Final reconciliations will be done after all building accounts have been completed. Reports of 2024 have been matching up. The money is there but may be in the wrong place. Brett is currently working 16 to 20 hours per week. Further discussion points included the following:

Reports can be set up how we would like them after the immediate work is done.

We are complying with our creditors.

Access to information is restricted at this point.

Who has access to information needs to be identified. (owners verses board directors only)

Additional program settings would allow blocking of unauthorized persons.

Billing of shared verses building specific costs was brought forth.

A review of reports prior to 2024 would need approval by the master board.

The problem with how garage fees is being paid to the buildings which own the garage stall needs to be resolved.

Office duties need to divided to satisfy the accepted accounting practices.

We should keep Brett on board to help with help with budgets and additional financial issues.

Sessions to train directors on how to interpret financial reports need to scheduled.

Recreation Building

The recreation building is currently closed at 10:00pm. This is being questioned. Matthew Hennessey (Bldg 12) detailed why this does not work for him. A discussion commenced of why the hours were changed, how this is unfair to persons working various hours, ownership with of amenities not available to them and questions of number and the availability of door fobs. A motion was made by Muthuvel Gayachandran to move the closing time to 12:00pm. Kathy Schwartz seconded. The motion failed. The motion to return the opened hours to 24 hours 7 days a week was made by Krista McGowan. Brian Kroeger seconded. The motion passed the opposition from Muthuvel Gayachandran, Jill Bailey, Linda Castiglioni and Kathy Schwartz.

Pool Drains

The drains in both swimming pools are due to be replaced according to Minnesota Statues. Thatcher Pools offered a bid of \$2,500.00 per pool. There were no other bids available in Rochester. Kathy Schwartz motioned to get the drains replaced. Dubravka seconded. The motion passed. We will wait until the next Master Board Meeting and a second bid before accepting a service provider,

VIII. NEW BUSINESS:

No new business.

The motion to adjourn was made by Kurt Beaver. The motion passed and the meeting was adjourned at 8:55 p.m.

Minutes Respectfully Submitted,
Elaine Wiegert

These minutes are the unofficial minutes of the August 20,2024 Master Board Meeting.