

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

The meeting of the Master Board of Directors was held February 16, 2016 at the Valhalla Recreation Center. Brian Kroeger called the meeting to order at 7:02 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
Dubravka Stupar (for Mike Laude), Assn. 4;	Jim Iverson, Assn 12
Xavier Frigola-Baro, Assn. 5	Bob Retzlaff, Assn.12
Louis Ohly, Assn. 6	Kay Aune (for Jan Bailey), Assn 15
Laxman Rajput, Assn 7	Carol Sabatke (for Wayne Jaspersen), Assn 15
Jacob Petersen, Assn. 8	Nick Voskoboev, Assn 12

Also present:

Judy Ohly, Manager
Matt Brown, Maintenance Supervisor

MINUTES:

Minutes from meeting of January 19 were presented. A motion was made and approved to waive reading of the minutes and accept the minutes as written.

TREASURER'S REPORT:

There were 7 owners and 4 garage leases that were on the delinquent list. Report was made on the delinquency of 2-16 along with possible options.

STANDING COMMITTEE REPORTS:

Finance Committee, Minutes were distributed.

Reserve transfers will take place after the next Finance Committee Meeting. Finance reports will be available online. Estimates for a financial review will be presented in April. The next meeting is scheduled for April 21, 2016 at 6:00 pm.

Building and Grounds Committee, Mike Fenske, Chair Minutes were distributed.

Following a debate, it was resolved: An option to lease a second garage per resident owner, renewable annually. If no residents want a garage, there will be a list of renters who can lease a second garage. If garages are still available they will be offered to non-resident owners for storage. Leases shall be for a 12 month period. There will be a \$25 fee to relinquish a garage before the end of the lease. A motion was made with ten members voted in favor of the policy revision, and three against. Motion carried.

Resolved: An updated list of Items prohibited for storage in the garage was distributed. A motion was made to approve the list with two deletions. Motion carried.

Resolved: The master board will set a minimum charge for the reserved parking spots throughout the complex (excluding Association 15) which is currently \$75 per year. The individual building boards will make decisions on any increased price and the number of reserved spots for their associations. Motion was made and carried.

Resolved: To explore a healthy living grant for Life Trail equipment. Board agreed to hear more about possible options.

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

Executive Committee, Brian Kroeger, Chair Minutes were distributed.

Resolved: President and Directors will not be paid a stipend effective 2016. A motion was made with 7 in favor, five opposed. Motion carried.

Annual gifts to staff will be brought to the Wage & Benefits Committee for consideration.

No action was taken against unit 11 in building 5 for the act of forgery as the renter has been evicted.

Board commented it is up to the individual building boards to make the decision to go "smoke free".

Contract with Premier Security has expired. The direction is to contact Premier Security and see if we can make a contract just for a recreational building at a lower cost.

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

Manager's report will be distributed to owners with the approved minutes from January 19 meeting.

Also view the new website www.valhallacondos.com for minutes and other information.

MAINTENANCE DEPARTMENT REPORT: Matt Brown

Matt reported that couple equipment repairs was done. The plow was repaired for \$300. John Deere tractor needed multiple services and repairs at a total cost of \$630.

UNFINISHED BUSINESS:

Kroeger asked for updates on roof work for Bldg 10. Wiegert commented that the work is getting close to be done, but no set date to finish. Matt Brown estimated that the roof is 90% done.

Rental ratio at Valhalla and Lender Requirements were discussed. After a small discussion it was determined that it would be next to impossible to restrict rental use. It was recommended to bring this issue to Long Range Planning Committee for an alternative approach.

NEW BUSINESS:

Petersen proposed to implement a conflict of interest policy at Valhalla, which can be used for board members or employees. Examples of conflict of interest statements will be brought to the Executive Committee for review.

Rajput proposed to limit the Master Board of Directors meeting limited to one hour. Kroeger commented that all issues needed a review and all voices have to be heard, so it is recommended to keep meeting structure as is. Jim Iverson proposed that board keeps things on track rather than spend time on side discussions.

President Brian Kroeger and manager Judy Ohly thanked board for their service.

ANNOUNCEMENTS: None.

OPEN COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 8:50 p.m.

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

/