

Master Board of Directors Meeting
Valhalla Management Association
June 18, 2024
MINUTES

ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors of June 18, 2024 was held in the Valhalla Party Room. The meeting was called to order at 7:00 p.m.

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	X	Director Appointee- Elaine Wiegert
X	Assn 5-Krista McGowan		Assn 11-Chris Robson	X	Director appointee- Wayne Jasperson
	Assn 6-Derick Behrends	X	Assn 12-Jim Iverson	X	Director appointee- Paul Schultz

II. READING OF MINUTES: The minutes of June 4, 2024 will be accepted after the board has more time to review them. They had received the June 4th minutes at the June 18th meeting.

III. REPORTS OF OFFICERS

It was reminded members need to be respectful and wait until called on by the president Kate Devries. A point of order can be called by any board member.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson: No Meeting. Wayne Jasperson had emailed the board members a report labeled a History of cash flow to now on June 11,2024. Dubravka Stupar requested members be shown how to interpret the financial reports after the account reports have been resolved. Other issues brought forth involved transfers of monies to reserve accounts and transparency. The Yardi accounting system should make reports easier to interpret.
- Executive Committee: Chair- Kate Devries No Meeting.
- RAMB: Chair President Kate Devries: No meeting Kate Devries reminded the board RAMB is a committee and not a board. The Master Board president appoints RAMB Chair. Kate Devries will remain chair until elections of new officers is held. The official Valhalla documents and policies concerning this issue will be reviewed for confirmation.

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

- The pool should reopen this Friday. It was noted rain interferes with the

chemical reading of the pool.

- Maintenance completed 158 of the 175 work order requests.
- Mark Kellen reported on the search to find an accounting firm to work with Valhalla's accounts. Oertli and Pleschcourt LLC was identified as the firm to do this. A second firm was considered and deemed too expensive. The estimated time to complete the task was one month. Terms would be 20 hours a week at \$150.00 per hour until complete. Mark Kellen would work with the accountant and transition to accountant only by Friday. Objectives and the scope of work with reconciling the accounts into the Yardi program would be stated in the contract. Start date for reconciling invoices would be January 2024. Kurt Beaver motioned to hire Oertli and Pleschcourt at \$100.00 per hour. Jim Iverson seconded. The motion passed.
- Mark Kellen gave an update on Valhalla's insurance policy which will renew June 22, 2024. Winona Agency quoted the cost would increase from \$140,000.00 to \$163,000.00. The cause is related to damaging weather conditions such as hail which resulted in claims by other policy owners. Considerations for future Valhalla insurance coverage will cover HL6 policies, changes in liability coverage, deductible figures and researching other companies. This will be put on the agenda for a future meeting.
- Jill Bailey informed the board there is a problem with Valhalla's website. She is in the process of resolving this issue.

VII. UNFINISHED BUSINESS:

- Financial updates and transfers need to occur on a timely basis. General Manager Jill Bailey proposed to set up a set schedule whereas transfers would occur after the 10th of each month. Issues concerning taxes were brought forth and will be looked into.
- It was questioned why Valhalla's policy on bird feeders is not being enforced. A notice stating the policy will go out to all buildings. It was reminded that if no one follows the process of filing a notice of a violation nothing can happen.

VIII. NEW BUSINESS:

- There will be no Master Board meeting in July. This is to allow the General Manager and the accountant to do their work. Offers to help or interfere will not be appreciated. Jill Bailey will send out messages of updates within the month.

The motion to adjourn was made by Jim Iverson. Brian Kroeger seconded. The motion passed and the meeting was adjourned at 8:18 p.m.

Minutes Respectfully Submitted,
Elaine Wiegert

These minutes are the unofficial minutes of the June 18, 2024 Master Board Meeting.