

# Valhalla Recreational Area Management Board (RAMB)

March 12, 2026 – 5:30PM

Valhalla Party Room

MINUTES

## 1. Call to Order and Roll Call:

- a. RAMB meeting called to order at 5:30PM by Chair, Kate DeVries
- b. Roll Call:

X	Kate DeVries, Chair – Assn. #1	X	Jan Kauphusman – Assn. #8
X	Jenney Kroeger – Assn. #2	X	Iris Matthys – Assn. #9
A	Russell Boyd – Assn. #3	X	Siena Damayanti – Assn. #10
A	Dubravka Stupar – Assn. #4	X	Linda Castiglioni – Assn. #11 (remote)
X	Krista McGowan – Assn. #5 (remote)	X	Paul Schultz – Assn. #12
X	Scott Dingfelder – Assn. #6	A	David Aries – Assn. #15
X	Muthuvel Jayachandran – Assn. #7		
X	Jill Bailey – General Manager		

## 2. Unfinished Business:

- a. Indoor Pool Ladder: New indoor pool ladder approved by Master Board arrived; waiting for some additional parts. New ladder will be installed in shallow end of pool and usage evaluated.

## 3. New Business:

- a. Pool Survey Results: Meeting focused on results of pool survey of owners with data collected between January 16-30, 2026. The survey is for information-gathering only and is not a vote. No decisions have been made regarding the outdoor pool. Common themes identified in the data included:
  - i. 43% response rate is sufficient to identify trends and captures views of owners most engaged with the issue. Not every owner responded but the survey provides insight into owner priorities and financial concerns. Results must be considered with additional investigations, analysis, and planning.
  - ii. The dominant theme in the results is financial resistance and suggests significant financial concerns, assessment fatigue, and concerns about affordability.
  - iii. Most respondents do not regularly use either pool but agree the pools have community value as amenities and marketing features. Data suggests support for having at least one pool and concerns that two pools may not be financially feasible.
  - iv. Outdoor pool replacement was the least popular option with removal/replacement or delaying the decision until pool failure.
    - 1. Respondents suggested repurposing ideas including pickleball, green space, fire pits/outdoor seating, and expanded gym. Pickleball had mixed reactions with concerns about noise and long-term use.
  - v. Respondents are mostly satisfied with pools identifying infrastructure and costs as the main concerns.
  - vi. Themes identified in the comments section included:
    - 1. Concerns about assessments, fixed incomes, and affordability. In addition to potential costs for the outdoor pool, respondents are concerned about HOA fees, assessments for building projects, and their personal financial situations.
    - 2. A smaller group strongly values the outdoor pool and views it as a lifestyle feature, important to property values, and a key reason they purchased at Valhalla.

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3. Skepticism about cost estimates for outdoor pool replacement. Data suggests RAMB and Master Board need transparent and accurate cost data before making final decisions.
  4. Desire for long-term planning for the entire complex (buildings and recreation areas) before proceeding with pool decisions and preference for lower-maintenance and lower-cost amenities.
- vii. Themes for RAMB and Master Board Consideration:
1. Replacement of the outdoor pool currently lacks support and may face significant owner resistance.
  2. Owners prefer reducing long-term financial risk and prioritize building projects over amenities.
  3. Owners likely will support keeping at least one pool.
  4. Repurposing the outdoor pool space has the most support, but not overwhelming. Further investigation is needed.
  5. Communication with owners will be critical to success no matter what decisions are made. Owners want multiple bids, transparent costs, and long-term reserve planning.
- viii. Discussion: Discussion included suggestion to further drill down on survey data between owners and investors, questions regarding next steps and how buildings and owners can participate, and inquiry about a professional evaluation of property use. Additional discussion included how the pool decisions fit into the recent VMA Reserve Study. The reserve study was not complete when the survey was initiated and will need to be updated depending on final decisions regarding the pool.
- ix. Chair Kate DeVries requested the RAMB to take additional time to review the survey results and reconvene for planning the next steps at the next meeting. The survey results and comments will be shared with all owners.

4. **Adjournment**: Motion: M.Jayachandran    2<sup>nd</sup>: J.Kauphusman    Meeting Adjourned: 6:03PM