

Master Board of Directors Meeting
 Valhalla Management Association
 June 4, 2024
 MINUTES

ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors originally scheduled for May 21,2024 was rescheduled for June 4, 2024 and held in the Party Room. The meeting was called to order at 7:00 p.m.

Attending = X

X	Assn -Kate DeVries		Assn 7-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 (proxy)	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
X	Assn 6-Derick Behrends	X	Assn 12-Jim Iverson	X	Director appointee- Schultz

- II. **READING OF MINUTES:** The Minutes of the April 20,2024 meeting were presented. A motion to waive the reading of the minutes was made by Wayne Jasperson and seconded by Jim Iverson. A spelling correction in the second bullet of the Finance Committee report was needed. The second correction was Krista McGowan rewrote the rules and policies for the pool not Linda Castiglioni. Wayne Jasperson recalled these minutes had been accepted with changes. Also noted was Krista McGowan and Connie McKenzie attended the March 12 ,2024 Finance Committee meeting.
- III. **REPORTS OF OFFICERS:** Kate Devries introduced Jill Bailey as Valhalla's new general manager. Kate stated Master Board meetings would stay with the listed agenda. Items for the agenda must be added not later than two days before the meeting.
- IV. **STANDING COMMITTEE REPORTS:**
 Finance Committee: Chair - Wayne Jasperson: No Meeting. The committee is waiting for accurate reports before a review can be done.
- Mark Kellen informed us the 15 hours originally thought to complete accounting tasks grew as more aspects of the day-to-day operations came to light. Mark stated we needed to bring in an accounting firm to remedy Valhalla's accounting system. A representative from Oertli and Pleshcourt, LLP revealed they do this for other companies. They currently compile Valhalla's taxes. The resignation of the secretary gives us the financial capacity to make this happen. A motion was made to have Jill Bailey look into entities who do this work. Kurt Beaver seconded. Further discussion included the suggestion Jill Bailey work with Mark Kellen and the need to identify someone by the send of the month. Linda Castiglioni made an amendment to have a special meeting of the Master Board to approve the recommendation. Mark Seconded. According to Valhalla protocol, bids and recommendations should be available to the Master Board for approval. The amendment passed. The motion passed.

- The 2023 audit is in process.

Executive Committee: Kate Devries

- Assn .2 - Bird Feeder Violation. The Executive Committee suggested a \$250.00 fine. Jim Iverson made a motion to place a \$250.00 fine. Brian Kroeger seconded. The motion passed with Krista McGowan and Linda Castiglioni abstaining.

RAMB Committee: Chair - Kate DeVries. See RAMB board minutes of May 9th, 2024.

- Dubravka Stupar motioned to approve the pool policies listed under ARTICLE VI SWIMMING POOLS AND RECREATION AREA. Brian Kroeger seconded. The following discussion covered how do residents know to read and sign designating they are aware of the content of the rules and policies and the possibility of their key fobs being turned off. A possible mass mailing to owners and renters was brought up. Also questioned was how the rules would affect those using the gym only. The motion passed with Derick Behrends and Paul Schultz abstaining.

V. MANAGER/ MAINTENANCE REPORT: General Manager - Mark Kellen and Jason Dietz. See Report.

- Plans to repair the concrete by the Recreation building in the pool area is under way.
- Home Town Haulers has been bought by Waste Management. Issues with the change in companies is being dealt with.
- Mark Kellen informed the Board there would be a meeting with Valhalla's insurance company on June 5th, 2024 to discuss future insurance costs. Mark stated the past weather conditions such as hail have resulted in higher rates. He suggested each owner have a rider added to their individual home policies to offset the high deductible fees.
- Sergeants will be planting 4 trees on Valhalla common ground this year, The money designated for purchasing and planting trees last year was not used due to the 2023 drought and therefore not available for 2024. The bid from Sergeants exceeded the budget allowed. A motion to use money from the Capital Investment Account (Party Room Account) to complete the purchase. Derick Behrends motioned to amend the motion to cap the purchase at \$3000.00 or less. Mark Kellen seconded. The motion passed with Linda Castiglioni and Krista McGowan abstaining.

VII. UNFINISHED BUSINESS: Maintenance supervisor salary. Jamie Bestie (former General Manager,) researched a survey of salaries received for this position. It was noted Jason Dietz did not receive a salary adjustment when his title changed from lead to supervisor. It was agreed to keep the job as hourly and not a salaried position. Derick Behrends motioned to increase the wage by \$2.00 per hour and stay with hourly wages. Brian Kroeger seconded. The motion passed with Krista abstaining and Linda Castiglioni opposing.

VIII. NEW BUSINESS: The Vice President position is currently vacant. When an election would take place was discussed. Questions of should this vacancy be voted on now or whether the board should wait until all the buildings have completed their annual meetings were addressed. Three associations have not completed their meetings. Krista McGowan stated Association 5 would not be meeting any time soon. Mark Kellen motioned to elect a Vice President. Linda Castiglioni seconded. (There was no vote by the Master Board to pass the motion to allow a vote to take place). Wayne Jasperson nominated Mark Kellen. Mark Kellen declined the nomination. Brian Kroeger nominated Paul Schultz who also declined. Mark Kellen nominated Krista McGowan. Krista was

declared elected but on further review questions arose and the vote needs to be revisited.

The motion to adjourn was made by Wayne Jaspersen, Brian Kroeger seconded. The motion passed and the meeting was adjourned at 8:35 p.m.

Minutes Respectfully Submitted,
Elaine Wiegert

These minutes are the unofficial minutes of the June 5,2024 Master Board Meeting.