

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

The meeting of the Master Board of Directors was held July 19, 2016 at the Valhalla Recreation Center. Brian Kroeger called the meeting to order at 7:00 p.m.

The following Directors were present:

Delores Robertson, Assn. 1	Pat Chambers, Assn. 9
Brian Kroeger (For Mike Fenske), Assn. 2	Elaine Wiegert, Assn. 10
Brian Kroeger, Assn. 3	Pamela Dowd, Assn. 11
Mike Laude, Assn. 4	Jim Iverson, Assn. 12
Xavier Frigola-Baro, Assn. 5	Bob Retzlaff, Assn. 12
Louis Ohly, Assn. 6	Jan Bailey, Assn. 15
Laxman Rajput, Assn. 7	Wayne Jasperson, Assn. 15
Jacob Petersen, Assn. 8	Nick Voskoboev, Secretary for MB, Assn. 12

Also present: Judy Ohly, Manager & Matt Brown, Maintenance Supervisor

A closed hearing about smoking violation in Bldg 4 was held. A renter has two violations recorded. The owner was present. It was presented the renter moved in before implementing of the policy, but was notified multiple times about non-smoking policy. A fine of \$50 was proposed during this hearing. After discussion a motion was made and seconded to fine the owner \$50.

MINUTES: Minutes from meeting of June 21st were presented. A motion was made and seconded to waive reading of the minutes. Kroeger asked for discussion, Jim Iverson proposed a correction on page one. A motion was made and seconded to approve minutes as corrected. Motion carried.

TREASURER'S REPORT:

Judy Ohly presented the sidewalk work is done, but repair to the blacktop (as a result of the sidewalk project) still must be done. This will put the project slightly over budget for bldg 7 & 9. She also reported that some people still have delinquencies, but are all making progress. Judy reported that bldg 15 has one unit in foreclosure.

STANDING COMMITTEE REPORTS:

Finance Committee, Wayne Jasperson reported that the next finance committee meeting has been scheduled for July 21 during which the committee is planning to adjust checking accounts vs reserve accounts. Now every association is required to maintain a balance equal to 2 month of annual expenses in their checking. Necessary amount will be transferred to or from reserves to fulfill these criteria. Wayne Jasperson also encouraged everybody to use financial reports online.

Building and Grounds Committee, Mike Fenske, Chair

No meeting was held for Building and Grounds Committee.

Pool and Recreation Building Committee, Kathy Schwartz, Chair

Kathy Schwartz presented minutes that pool is doing well and maintenance is doing a good job. 26 chairs were purchased and one table with four chairs was added. Pool and Rec budget was used for these purchases. Judy Ohly presented a flyer for National Night Out celebration on August 2nd and discussed planned activities: trolley, extreme yo-yo, scavenger hunt, wii tournament, etc.

Executive Committee, Brian Kroeger, Chair

No meeting was held, nothing to report.

Wage & Benefits Committee, Bob Retzlaff, Chair

No meeting was held, nothing to report.

Manager's Report: Judy Ohly

Manager's report was distributed to board members and will be available on Valhalla website.

Judy reported that there are currently no garages available.

Wayne Jaspersen asked a question about building meetings with directors. Judy commented that she also plans to meet with caretakers, walk around buildings and start planning for building projects, including 5yr plan. Judy is planning to meet with several board members, not just building presidents. Judy encouraged board members to start planning budget drafts prior to those meetings.

A motion was made and seconded to approve the report. Motion carried.

MAINTENANCE DEPARTMENT REPORT: Matt Brown

Matt Brown reported that maintenance team lost Adam and now is looking for another member for the maintenance crew. Bob Retzlaff asked if Valhalla need to look into compensation package. Judy commented that state report for wages is coming in the end of September and should help with that decision. Matt commented that Adam got an offer from his old employer for a supervisor position so it was not all about compensation.

Matt made a request for new tools: a cordless vacuum for leaves and a cordless saw. The cost for both tools is expected to be \$450. A motion was made and seconded to approve \$450 for this purchase. Motion carried.

There are new valves being installed for the outside pool in addition to two new pump motors. Matt expects work to be done this week.

Matt commented that we had a new lawn mower in the budget, but don't need it yet since the current one is working good, although it is 15yrs old. He also reported that Adam repaired lawn edger before he left - maintenance had to buy a new carburetor, but it was much cheaper than a new tool.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Jacob Petersen presented that he has received a letter about smoking ban relating to him while it was voted by the building. Other directors didn't acknowledge of receiving the same letter. Jacob asked if this vote can be presented as a conflict of interest for those voting. Louis Ohly commented that conflict for smoking is not logical. A discussion about a conflict of interest policy for Valhalla association unfolded. It was commented that the Executive Committee has reviewed this topic and found no reason for a conflict of interest policy for Valhalla and referred to the corresponding minutes. Smoking policies were voted on and approved by each individual boards. The discussion did not result in action.

Conflict of Interest form was again brought up. The President said it will be brought back to the Executive Committee at their next meeting.

ANNOUNCEMENTS:

Nick Voskoboev announced that building 12 decided to enforce 5 mph speed limit on the building's parking lot. Maintenance is planning to install 5 mph speed limit signs for building 12.

ADJOURNMENT:

The meeting was adjourned at 7:40 p.m.

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