

**Master Board of Directors
February 20,2024**

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

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|-------------|------------------------------|---|---------------------------|---|---|
| Attending = | | X | | | |
| X | Assn 1-Kate DeVries | X | Assn 7- Gary Mehrkens | X | Assn 15- Linda Castiglioni |
| | Assn 2-Brian Kroeger (proxy) | | Assn 8-Mark Kellen | X | Chris Robson-General Manager - Valhalla |
| X | Assn 3-Kathy Schwartz | X | Assn 9- Kurt Beaver | | |
| X | Assn 4 - Dubravka Stupar | X | Assn 10 - Connie McKenzie | X | Director Appointee - Elaine Wiegert |
| X | Assn 5- Krista McGowan | X | Assn 11- Chris Robson | | Director appointee- Wayne Jasperson |
| | Assn 6-Amy Caine | X | Assn 12-Jim Iverson | X | Director appointee - Paul Schultz |

II. READING OF MINUTES: Minutes of the January 16,2024 meeting were presented. A correction of the roll call needs to be made as Gary Mehrkens Assn 7 was present via video. Other corrections included the omission of the \$50.00 fine to be paid to Valhalla plus the towing fee for not moving cars for snow removal of cars with Valhalla stickers. Also unclear was the statement of how vehicles parked in handicapped parking spots would not be towed. A motion was made by Gary Mehrkens to approve the minutes with changes and seconded by Jim Iverson. Voting no were Krista McGowan, Linda Castiglioni, Paul Schultz and Dubravka Stupar with Kurt Beavers abstaining. The motion was changed by Krista McGowan to wait until the March Master Board meeting to review the revised minutes to approve them. Connie McKenzie seconded. The motion passed.

III. REPORTS OF OFFICERS

None

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson: No meeting. It was questioned why the meeting was canceled. Chris Robson stated members of the finance committee could be brought together for a meeting. Questions about an association's finances can be addressed by Chris Robson.
- Executive Committee: Mark Kellen.
No violations.
- RAMB Committee: Chair - Kate DeVries. See RAMB Board minutes of February 8, 2024.
 - The cost of party room rental and damage deposit fees were discussed.

- The current charge of \$40.00 for rental does not cover Valhalla's cost for electricity and other utilities.
 - Additional concerns covered the condition of the party room after a party.
 - Gary Mehrkens questioned how the rooms being used. Chris Robson gave the numbers as 70% for Valhalla meetings and 30% party rentals.
 - As a resident of Valhalla, use of the party room should be a perk and free of a party room rental fee.
 - Party room rental and use of the pool was addressed with the number of people in the pool (35) as well as duties of pool supervisors.
 - How keys are given and number of keys given to party room renters as brought forth.
 - The use of the party room and pool usage was sent back for review of the written rules to the RAMB Board for the March Master Board meeting.
 - More current practices of having a credit card on file conflicted with the fact that not everyone who wants to rent has a credit card.
 - A motion was made by Kate Devries to place \$100.00 rental fee with a \$100.00 damage deposit and a credit card number on file. Connie McKenzie seconded the motion. The motion failed with Paul Schultz, Jim Iverson Kurt Beaver, Gary Mehrkens, Kathy Schwartz and Elaine Wiegert opposing.
 - A motion was made by Krista McGowan to keep the Rental fee and \$40.00 with a \$100.00 damage deposit and a credit card on file. Kurt Beaver seconded. The motion failed with Kate DeVries. Kathy Schwartz, Dubravka Stupor, Gary Mehrkens, Connie McKenzie, Chris Robson, Jim Iverson, Linda Castiglioni. Elaine Wiegert, and Paul Schultz voting no.
- Cost for painting of the walls of the indoor pool area was not included in the original approved bid for repair and painting of the ceiling, The estimated bid for the walls is \$10,000.00. This was not included in the budgets of the individual associations. The prospect of using money from the party room account to pay for the project was brought forth. It as questioned if it is against the written rules I we can use the monies. Paul Schultz motioned to set aside \$9,300.00 from the party room account for getting the walls painted. Jim Iverson seconded. The motion passed with Linda Castiglioni, Krista McGowan and Elaine Wiegert abstaining. A committee consisting of Krista McGowan, Connie McKenzie, Kate DeVries and Chris Robson was formed to select colors to present to the Master Board.
 - Inspection of garages will occur. This will include an inspection of the garage structure, usage and other aspects covered in the lease document. The reserve worksheet of each association has a line item for garage repair. It was noted the rental fees for garage stalls goes to the building owning the garage.

V. MANAGER/ MAINTENANCE REPORT: General Manager - Chris Robson. See Report.

- Motion switches are being installed in the laundry rooms.

VII. UNFINISHED BUSINESS: None

VIII. NEW BUSINESS: None

- The motion to adjourn was made by Jim Iverson and seconded by Kurt Beaver. The motion passed and the meeting was adjourned at 8:08 p.m.

Minutes Respectfully Submitted,
Elaine Wiegert

These minutes are the unofficial minutes of the Feb 20,2024 Master Board Meeting.