

**Minutes of the Monthly Meeting
Master Board of Directors
January 16, 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 7:06 p.m.

Attending =		X			
X	Assn 1-Kate DeVries	X	Assn 7- Gary Mehrkens	X	Assn 15- Linda Castiglioni
X	Assn 2-Brian Kroeger (proxy)	X	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	X	Director appointee- Wayne Jasperson
X	Assn 6-Amy Caine	X	Assn 12-Jim Iverson	X	Director appointee - Paul Schultz

II. READING OF MINUTES: Minutes of the December 19,2023 meeting were presented. Kathy Schwartz moved to waive the reading of the minutes. Jim Iverson seconded. The motion passed.

III. REPORTS OF OFFICERS

Master Board President Mark Kellen commented he found the December meeting to be very productive as the board worked together.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson: A review of the 2022 Valhalla Management Association accounting data was presented by Anna Wienberger of Hawkins/Ash CPAs. It was determined that Valhalla as of December 31,2022 was in accordance with accounting principles generally accepted in the United States of America. Deviations with property and equipment depreciation do not require changes. The new software will make accounting tasks with the office staff more visible to individual Associations. The audit for 2023 is to be scheduled with Hawkins/Ash CPAs. The start of the Valhalla new owner buy was September 1,2023. The new name for the Party Room Account is Capital Investment Account.
- Executive Committee: Mark Kellen.
 - Assn. 15 -Noise Violation Appeal. Deferred to later in the meeting.
- RAMB Committee: Chair - Kate DeVries. No Meeting.

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

- The new sauna for the women's is being installed. A temporary furnace to keep the pool area warm until the replacement is received is in place. Metronet installation is completed. Budget meetings for all associations are being scheduled.

VII. UNFINISHED BUSINESS: None

VIII. NEW BUSINESS:

- Mark Kellen brought forth the talking point of the garages. Issues brought forth were the physical condition of the garages and garbage enclosures, ways to increase revenue for individual buildings, if the garages are a capital expense and on the reserve list, who can rent a garage and, how garages are used.
- The topic of snow plowing and parking violations was addressed. Calling owners of cars not moved on time will no longer occur. Current practice is to tow Valhalla stickered vehicles to the street and non-stickered vehicles to the impound lot. Connie McKenzie made the motion to have the tagged vehicles towed to the street and those without tags towed to the impound lot along with a \$50 towing fee charged by Valhalla. Kurt Beaver seconded the motion. The motion passed with Krista McGowan abstaining. A notice of these changes will be sent to the buildings.
- Jim Iverson brought up the issue of handicapped parking, signage and what the tow truck vendor is responsible for or legally able to do. This will be investigated.
- The topic of how the caretakers track their work time and how they are paid was addressed. Caretakers will not be salaried but paid by the hours worked. They will clock in when beginning work and clock out when finished. How they use the designated time allowed can be flexible. Overtime must be okayed by the office. It is not legal to work off the clock. A study of caretaker responsibilities and time needed may be done at the discretion of individual buildings.
- Assn. 15- Noise violation. Additional information was provided to the Executive Committee by the owner and tenant of the unit involved. The violation was again brought to the Master Board. The violation evidence was reviewed by the Master Board. A motion was made by Chris Robson to keep the violation in place but apply no fine. Kurt Beaver made an amendment to put the fine in place if the noise violation reoccurs. Connie McKenzie added attaching an additional fine to the original fine. The amended vote failed with Krista McGowan abstaining and Kate DeVries, Brian Kroeger, Kathy Schwartz, Dubravka Stupar, Amy Caine, Mark Kellen, Chris Robson, Jim Iverson, Linda Castiglioni, Elaine Wiegert, Wayne Jasperson and Paul Schultz voting no. The original motion passed with Connie McKenzie and Paul Schultz voting no and, Linda Castiglioni and Krista McGowan abstaining.
- The motion to adjourn was made by Kurt Beaver and seconded by Kate DeVries. The motion passed and the meeting was adjourned at 9:00 p.m.

Minutes Respectfully Submitted,
Elaine Wiegert

These minutes are the unofficial minutes of the Jan 16,2023 Master Board Meeting.