

**MINUTES OF THE MONTHLY MEETING  
 MASTER BOARD OF DIRECTORS  
 VALHALLA MANAGEMENT ASSOCIATION  
 August 21, 2018**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held August 21, 2018 at the Valhalla Recreation Center. President Brian Kroeger called the meeting to order at 7:01 p.m. The following Directors were Present as indicated below:

Attending =		X			
X	Assn 1 – Delores Robertson	X	Assn 9 –Mike Chaffee	X	Stacy Hrtanek General Manager - Valhalla
X	Assn 2- Mike Fenske VP	X	Assn 10- Elaine Wiegert	X	Dan Bredesen Supervisor Maintenance - Valhalla
X	Assn 3 – Brian Kroeger Pres	X	Assn 11- None		
X	Assn 4 – J. Ohly for Mike Laude	X	Assn 12 – Bob Retzlaff		
X	Assn 5 – Dana Petron	X	Assn 12 – Jim Iverson		
X	Assn 6 – Louis Ohly	X	Assn 15 – Carol Sabatke for Wayne Jaspersen		
X	Assn 7 – Skye Davis	X	Assn 15 – Jill Bailey sub for David Aries		
X	Assn 8 – Jacob Petersen	X	Judy Ohly – Director Treasurer		

- II. READING OF MINUTES: Minutes from the July 17, 2018 meeting were presented. A motion was made and seconded to waive the reading and to approve the minutes. No further discussion. Motion carried.
- III. TREASURER’S REPORT: Stacy Hrtanek reported the August 2018 Delinquency Report. There were 2 delinquencies totaling \$1,398.44. Both have been contacted.
- IV. STANDING COMMITTEE REPORTS
- A. Finance Committee: Judy Ohly Treasurer- next meeting is August 23at 4:00 PM YTD budget evaluation will be done for the complex before the September Master Board Meeting.
- B. Building and Grounds Committee: Mike Fenske- Next meeting is August 30 at 4:00 PM
- C. Pool and Rec Building Committee: Kathy Schwartz, Chair- Minutes from July 25, 2018 were presented. Motion was made and seconded to add \$14,000 to the 2019 budget for chemical pool feeder, equipment cover, and 2 filters. Motion carried. Individual motions were made and seconded to approve all recommended pool policy changes as written with the following exceptions: 6.1 will be a 90-day trial with a permanent vote in November. 6.20 First sentence, delete “or alcoholic” and add “are” after beverages. Motions carried. A motion was made and seconded to update the handicap parking sign that states “Weekends Only” to “Handicap Parking Only”. Motion carried. All signs will be reviewed and updated.

Executive Committee: Brian Kroeger – President- Minutes from the July 17 meeting was presented. A motion was made and seconded to accept as written. Motion carried. Bldg 7, unit 36 owner was previously fined for a smoking violation caused by tenant. The owner terminated the lease and the tenant has moved. Motion was moved and seconded to refund the fine. Motion carried with 1 nay (Iverson) and 2 abstained (Ohly's).

Executive Committee and Landlord Committee: Meeting took place after the Executive Committee on July 17 at 6:15 PM to review policies. A motion was made and seconded to approve the changes as follows: Article VII- no changes, Article XI- no changes, Article XIII- 12.3- after first sentence add: “and to inform their contractors of the no smoking policies in place”.

D. Wage & Benefits Committee: Bob Retzlaff- Chair presented a salary increase and bonus for the maintenance supervisor. Motion moved and seconded. Motion carried.

E. Landlord Policy Committee: Motion was made and seconded to dissolve this committee. Motion carried

F. Long-Range Planning Committee: Judy Ohly- No Meeting

V. MANAGER’S REPORT: Stacy Hrtanek-General Manager- See attached report.

The Valhalla Office now has a featured painting of the month. Let the office know if you have a painting you wish to have displayed! A motion was made and seconded to approve an education expense in 2018 for \$1100.00. These workshops through “Minnesota Multi-Housing Association” are for Stacy and Dan and will include sessions on management, maintenance, state law changes, networking, etc. Motion carried.

VI. MAINTENANCE REPORT: Dan Bredesen- 2018 Pool is set to close September 17. If weather permits, it could stay open longer. Watch for notices on [www.Valhallacondos.com](http://www.Valhallacondos.com).

VII. UNFINISHED BUSINESS: None

VIII. NEW BUSINESS: None

IX. ANNOUNCEMENTS: None

X. OPEN COMMENT TIME: Timer in women’s restroom goes off at 10:45PM Please repair.

XI. ADJOURNMENT: A motion was made and seconded to adjourn the meeting. With no further discussion. Motion carried. The meeting was adjourned at 8:10p.m.

*Respectfully submitted, Judy Ohly for Linda Castiglioni, Secretary*

## General Manager's Report August 14<sup>th</sup>, 2018

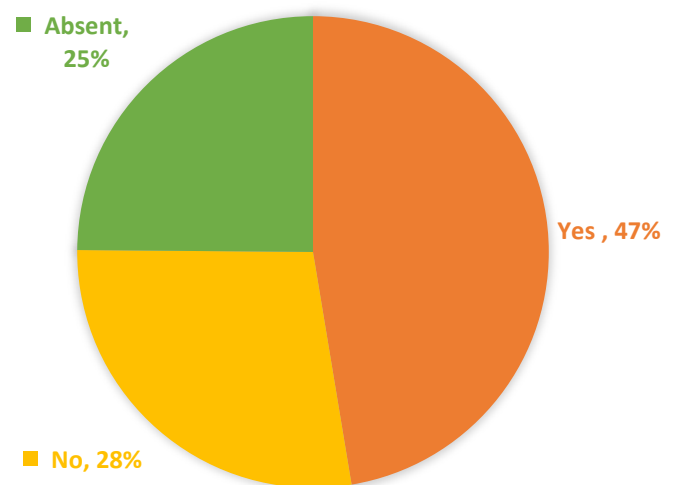
### Insurance Property Meeting

Our new insurance representative's from Winona Agency Group will be conducting an informational meeting on September 20<sup>th</sup> at 6 pm in the Party Room. During this meeting, owners can review Valhalla's current policy and where our owner's responsibility picks up. Owner's that are planning on attending are welcome to bring in a copy of their current policy, as WA Group has offered to review current insurance policies on-site. *Please RSVP to the office to reserve your seat!*

### Charter Renewal Survey Results 2018

- Surveys were distributed by post office, email, and electronic survey
  - Electronic survey was hosted by SurveyMonkey
- Owners with absent ballots were reached out to by Management
- Results were audited by Management staff and volunteer
  - Jim Iverson, Vice President of Valhalla Assn. Twelve

<i>Building</i>	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Total</b>
1	7	10	1	18
2	9	8	7	24
3	8	7	9	24
4	9	11	4	24
5	8	16	6	30
6	8	7	3	18
7	11	4	3	18
8	15	9	6	30
9	8	6	10	24
10	13	4	7	24
11	9	9	6	24
12	42	5	17	64
15	34	10	16	60
<b>Totals</b>	<b>181</b>	<b>106</b>	<b>95</b>	<b>382</b>



### NNO

National Night Out was warm, but at least it didn't rain during the event! Thank you to everyone who volunteered and made this another fun year. A photo album has been created and can be viewed on the Valhalla website.

Submitted by Stacy Hrtanek