

**MINUTES OF THE MONTHLY MEETING
 MASTER BOARD OF DIRECTORS
 VALHALLA MANAGEMENT ASSOCIATION
 MARCH 16, 2021**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held March 16, 2021 as a Zoom meeting due to the COVID-19 pandemic. Mike Fenske called the meeting to order at 7:02 pm. The following Directors were Present as indicated below:

Attending =		X			
X	Assn 1-Kate DeVries	X	Assn 7-Rick Miller	X	Assn 15-Jan Bailey
X	Assn 2-Mike Fenske	X	Assn 8-Mark Kellen	X	Stacy Wilhelm-General Manager - Valhalla
X	Assn 3-Brian Kroeger	X	Assn 9-Michael Chaffee	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4-Dubravka Stupar	X	Assn 10-Elaine Wiegert	X	Director appointee- Mike Seery
X	Assn 5-Dana Petron	X	Assn 11-Chris Robson	X	Director appointee- Wayne Jasperson
X	Assn 6-Louis Ohly	X	Assn 12-Jim Iverson		

- I. READING OF MINUTES: Minutes from the February 16, 2021 meeting were presented. Motion was made by Brian Kroeger and seconded by Jim Iverson to waive the reading of the minutes and to approve them. Motion carried.
- II. ELECTION OF OFFICERS: Attached is a list of the 2021 Master Board members and officers along with a list of RAMB appointees.
- A. Approval of At-Large Directors: A motion was made by Lou Ohly and seconded by Brian Kroeger to approve the GM Directors. Motion carried.
- B. Approval of RAMB appointees: A motion was made by Lou Ohly and seconded by Rick Miller to approve the RAMB appointees.
- C. Election of 2021 Officers: A motion was made by Jan Bailey and seconded by Elaine Wiegert to approve the 2021 Officers.
- III. REPORTS OF OFFICERS: No reports.
- IV. STANDING COMMITTEE REPORTS:
- A. Finance Committee Report: Wayne Jasperson, Chair. No meeting.
- B. Executive Committee Report: Mike Fenske, Chair.

Noise violation in building 5: The Executive Committee listened to an audio submitted with noise complaints from a neighboring unit. No fine was recommended by the Executive Committee since it was determined to be normal communal living noise.

Stacy Wilhelm gave an update on the governing documents. The lawyer has been asked to clarify the wording of the requirement that renters not serve on the Master Board. Also, in order to fulfill the requirement for VMA annual documents to be provided, the website will be updated with the information under the director's portal.

C. RAMB Committee Report: Lou Ohly, Chair. Report attached.

Motion was made by Michael Chaffee and seconded by Brian Kroeger to accept the bids from The Caulkers and Gopher Septic to caulk the maintenance shop's remaining below-grade portion. Motion carried.

V. MANAGERS REPORT: Stacy Wilhelm, Manager. Report attached.

VI. MAINTENANCE DEPARTMENT REPORT: Dan Bredesen, Maintenance Supervisor. Report attached. A new employee has just been hired to replace Austin.

VII. UNFINISHED BUSINESS: None.

VIII. NEW BUSINESS: None.

IX. ADJOURNMENT: A motion was made by Brian Kroeger and seconded by Michael Chaffee to adjourn the meeting. Motion carried. Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Jan Kauphusman

Master Board

2021

At Large Members

Wayne Jasperson #15

Michael Seery #12

Recreational Area Management Board (RAMB) Appointees

1	Kate DeVries	7	Skye Davis
2	Mike Fenske	8	Lou Ohly
3	Kathy Schwartz	9	Pat Chambers
4	Dubravka Stupar	10	Connie McKenzie
5	Jay Torkelson	11	Diane Krupski
6	Lou Ohly	12	Robert Askildson
15	Linda Castiglioni		

Master Board Officer Slate

President Mike Fenske

Vice President Lou Ohly

Treasurer Wayne Jasperson

Secretary Chris Robson

GM Report

March 2021

Board Member Access

Thank you for volunteering your time and committing to serving your Valhalla Association in 2021. As a Director of your Association, you will receive login information for the director's portal. Much like your personal account, you will be able to view association level maintenance requests, bills, financial statements, and additional documents. The director's portal and Valhalla's website will hold a lot of information that will assist you as a Board Member.

Burglary in Laundry Rooms

As our community is aware, seven out of the thirteen Valhalla Associations were broken into on February 26th. These vandals damaged the security doors to gain access to the laundry room located on that floor. They then used tools to open the coin slots and carry everything out in a backpack. However, not all machines were broken into as they all don't have the same key style. Upon maintenance's investigation, a police report was immediately made. The surveillance footage was collected, and the damage was documented before repairs were started.

After a lengthy discussion with Valhalla's insurance agent, it was determined that this would not qualify as an insurance claim. With the building's laundry machines not providing a count of loads or coins deposited, the actual income loss is unknown. Further, the expense of the repairs was not enough to submit a claim.

Finally, for some good news, after hearing that Silver Lake Apartments was also a victim of a similar incident, Management reached out to them. Their Manager informed us that their complex was hit on Tuesday, February 23rd, Saturday, February 26th, and Sunday, the 27th. They were able to identify the individuals and the resident assisting them. After reviewing our photos, Silver Lake Manager confirmed that they were the same two people, except their resident, responsible for Valhalla's burglary. Further, these two have also been identified as the individuals that have broken into vehicles in Valhalla's lot. Caretakers have distributed flyers to be hung in buildings with the thieves' photos and the Rochester Police Department's contact information.

Respectfully,

Stacy Wilhelm

Maintenance report March 2021

- In the month of February, we had 138 workorders created and 144 completed.
- Maintenance will be working on cleaning out the brine tanks on all building water softeners.
- We are now down to two maintenance staff. Austin is no longer employed with Valhalla.
- As the weather gets nicer, we will be working on getting the track and debris cleaned up around the complex.
- The annual fire extinguisher inspection has been done.

Submitted by Dan Bredesen