

**Minutes of the Monthly Meeting
Master Board of Directors
April 18, 2023**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held in the Party Room and by Zoom for those who could not attend in person. The meeting was called to order at 7:00 p.m.

Attending =		X			
X	Assn 1-Kate DeVries		Assn 7- Gary Mehrkens	X	Assn 15- Pam Burton
X	Assn 2-Brian Kroeger	X	Assn 8-Mark Kellen	X	Chris Robson-General Manager - Valhalla
	Assn 3-Kathy Schwartz		Assn 9- Kurt Beaver	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4 - Dubravka Stupar	X	Assn 10 - Connie McKenzie	X	Director Appointee - Elaine Wiegert
.X	Assn 5- Jay Torkelson	X	Assn 11-Chris Robson	X	Director appointee- Wayne Jasperson
	Assn 6-Louis Ohly	X	Assn 12-Jim Iverson	X	Director appointee - Paul Schultz

II. READING OF MINUTES: Minutes from the March 21, 2023 meeting were presented. The motion was made by Mark Kellen and seconded by Jim Iverson to waive the reading of the minutes and approve the minutes as written. Motion passed.

III. REPORTS OF OFFICERS: No Reports.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. No meeting.
- Wayne Jasperson spoke about each Buildings opportunity to begin investing with Edward Jones. Wayne and Chris are available to meet with the individual Buildings who are interested in investing at this time. A meeting with our Edward Jones representative can be set up as well if needed.
- Executive Committee: Chair - Brian Kroeger.
- No violations this month. Discussion was had regarding several items including an updated garage lease, the pool survey, as well as the Cardiac Hill stairs.
- RAMB Committee: Chair - Kate DeVries. No Meeting.
- Pool Survey - Revised Draft by Chris Robson and Dan Bredesen was presented. There was much discussion about the language and survey answer options. Chris will re-draft the survey and send out to the board for input.

V. MANAGER'S REPORT: General Manager - Chris Robson. See Report.

VI. MAINTENANCE DEPARTMENT REPORT: Supervisor - Dan Bredesen. See Report.

VII. UNFINISHED BUSINESS:

VIII. NEW BUSINESS:

- Master Board Terms – There was discussion about how the Master Board governing documents require a 3 year commitment once elected to the board, however the updated building governing documents state a 2 year term for board members for most buildings. It likely will not be an issue, however Chris wanted the board to be aware. Our attorney is in the process of correcting/re-drafting the governing documents and we should have a draft to begin reviewing sometime in May.
- There was discussion about temporary parking permits and the language that we use in those permits. Nothing to vote on.

IX. ADJOURNMENT:

- The motion to adjourn was made by Dubravka Stupar. The motion was passed and the meeting was adjourned at 8:04 p.m.

Minutes Respectfully Submitted,
Chris Robson

GM/Maintenance Report

May 2023

Maintenance Report

Work has begun on replacing the concrete around the outside pool. The weather was a little difficult last week, but the old concrete is out, and the “foundation” is ready for concrete to be poured, which should happen this week. The pool should be open no later than Memorial Day weekend, but if all goes well with this repair, it may be open the week before. We will send out communication as we progress on a firmer date for the opening of the pool.

We have a new maintenance team member that starts Tuesday. His name is Daniel, and he is here just for the summer. We have another potential full-time maintenance person we are in communication with, but his current work situation has caused him to ask us to wait until June.

The core samples of the driveway were completed, and the results were sent on to the attorney that is working with us. WE are waiting for a response from them as to the next steps.

GM Report

I have received the first draft of one of the building's governing documents, which I need to review this week and answer some questions she has. Once that is complete, I will be reaching out to your building to discuss the draft as well. This draft will serve as a template for the rest of the buildings once we get some basic things finalized with the drafts.

Respectfully,

Dan Bredesen/Chris Robson