

**Minutes of the Monthly Meeting  
Master Board of Directors  
February 28, 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 7:01 p.m.

Attending =	X				
X	Assn 1-Kate DeVries	X	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
X	Assn 3-Kathy Schwartz	X	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
	Assn 5- Jay Torgelson		Assn 11-Pam Dowd	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 January 24, 2023 meeting were presented. The motion was made by Elaine Wiegert and seconded by Kathy Schwartz to waive the reading of the minutes and approve the minutes as written. Motion passed.

III. REPORT OF OFFICERS: No Report.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. No Meeting.
- Wayne reported that all Valhalla Buildings finances are solvent.
- All Buildings have approved the Shared Budget for 2023.
- All Buildings (except for one) have approved their Individual Buildings Budget.
- Chris Robson added that the Annual Meetings for Individual Buildings will begin in March, 2023.
- The Financial Review for 2021 has been completed and will be presented at the March 21, 2023 Master Board Meeting.
  
- Executive Committee: Chair - Brian Kroeger.
- Indoor Pool Discussion: The Master Board discussed the costs for repairing the dehumidification unit and the damage to the ceiling in the indoor pool area of the Recreation Building. This will be a significant expense for the Valhalla Community. Therefore, multiple options were discussed.
- The expense of repairing the ceiling needs to happen no matter what option is selected.
- Mark Kellen made the motion, seconded by Wayne Jasperson that Chris Robson and Dan Bredesen move forward and gather information about how Valhalla could choose to proceed to meet the needs and desires in the most cost - effective manner for the Valhalla Community. A survey would then be prepared by Chris Robson identifying Valhalla's options to occupy the space where the indoor pool is located to determine what the owner's want to do with that space. Motion passed.

- RAMB Committee: Chair - Kate DeVries. No Report.

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:

- Wayne Jasperson recommended that Valhalla's Individual Buildings might want to consider purchasing CD's because with the higher interest rates available right now they would make a good short - term investment. Wayne and Chris Robson volunteered to assist any Building Board that would be interested in the purchase of CD's.
- Kurt Beaver requested clarification on the policy / procedure for installation of vinyl plank flooring in Valhalla Building Units (Buildings 1 - 11) on the 2nd and 3rd Floors of the Building. Chris Robson will follow through with the Valhalla attorney for clarification.

IX. ADJOURNMENT:

- The motion to adjourn was made by Wayne Jasperson. The motion was passed and the meeting was adjourned at 8:01 p.m.

Minutes Respectfully Submitted,  
Kathy Schwartz

Valhalla Management Association  
February 2023 Delinquency Report

<u>Building</u>	<u>Unit</u>	<u>Balance</u>	<u>Account Notes</u>
10	6	\$ 1,190.00	In collections with attorneys.
10	28	\$ 3,430.98	Currently on payment agreement.
11	14	\$ 4,730.97	Currently on a payment agreement.
11	21	\$ 4,139.65	Currently on a payment agreement.
11	24	\$ 4,639.68	In collections with attorneys for Special Assessment.
11	34	\$ 2,424.92	In collections with attorneys for Special Assessment.
11	36	\$ 3,345.26	Currently on a payment agreement.
11	37	<u>\$ 4,982.90</u>	Second Notice of missed payment sent 2/13/2023.
		<b>\$ 28,884.37</b>	

# *GM/Maintenance Report*

*February 2023*

## Maintenance Report

Preparations are underway to have new flooring installed in the office. Hope to get started in the next 2-3 weeks.

Big snow storm coming this week! We will do our best to keep the sidewalks cleared and the driveways open. The snow is supposed to stop Thursday, so prepare to have vehicles moved out of the lot according to our normal schedule on Friday to clear the entire lot.

## GM Report

Working on annual meetings and a couple remaining board meetings to approve budgets. Annual meetings begin in March for almost all buildings.

Respectfully,

Chris Robson