

**Minutes of the Monthly Meeting
Master Board of Directors
June 21, 2022**

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	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-Michael Chaffee	X	Dan Bredesen-Maintenance Supervisor - Valhalla
	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
X	Assn 6-Louis Ohly	X	Assn 12-Jim Iverson	X	Director appointee - Paul Schultz

II. READING OF MINUTES: Minutes from the May 17, 2022 were presented. Motion was made by Michael Chaffee and seconded by Kate DeVries to waive the reading of the minutes and approve the minutes. Motion carried.

III. REPORTS OF OFFICERS: No Reports.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. See Report.
- Wayne stated we are still waiting for Building 7 to approve their Budget and then we can complete our Valhalla Budget.
- Gary Mehrkens stated that Derrick Behrens the treasurer of Building 7 is working with Chris Robson and Sam Giefer expects their budget to be accurate and ready for approval soon.
- Executive Committee: Chair - Brian Kroeger.
- Association 8 - 11.2 Landlord Violation. Recommended \$50 fine. The motion was made by Michael Chaffee and seconded by Connie McKenzie to approve the recommendation. Motion passed unanimously.
- Association 11 - 3.2 Noise Violation. Recommended \$50 fine. The motion was made by Wayne Jasperson and seconded by Kathy Schwartz to approve the fine. Motion passed unanimously.
- Association 9- 11.2 Landlord Violation. Recommended \$50 fine. The motion was made by Michael Chaffee and seconded by Connie McKenzie to approve the recommendation. Motion passed unanimously.
- Association 11 - 2.2 Trash Violation. This was a second violation therefore a \$100 fine was recommended. The motion was made by Jim Iverson and seconded by Connie McKenzie to approve the recommendation. Motion passed unanimously.

- **Governing Documents:** Our Valhalla attorney is currently reviewing the By-Laws that were updated by our previous attorney. The wording in the VMA (Valhalla Master Association) document does not work well with the individual Building documents. The documents will need to be redrafted and then Valhalla will have to file the new documents with Minnesota State and Olmsted County.
- Chris announced that 1/2 to 2/3 of the individual Building By-Laws have been passed and are currently implemented and enforced. Each individual Building should continue to follow the By-Laws of their Building. If the new By-Laws have been implemented in your Building - follow them. If the new By-Laws have not been implemented in your Building - continue to follow the old ones.
- **Insurance Renewal:** Valhalla has renewed our insurance contract with Integrity Insurance. We are dropping the umbrella coverage and increasing our liability to \$2,000,000.
- **RAMB Committee:** Chair - Kate DeVries. See Report.
- **Pool Chairs:** The motion was made by Kate DeVries and seconded by Connie McKenzie to purchase 10 new pool chairs for about \$1,000. The motion passed with two members voting nay.
- **Valhalla Sign:** The Valhalla signage at the beginning of the driveway going up to the Office / Recreational requires some new landscaping since the parking lot project was completed. This will probably cost Valhalla about \$300. The motion was made by Kate DeVries and seconded by Elaine Weigert to transplant the sign and re-landscape the area surrounding the sign. The motion passed unanimously.
- **Garbage Contract Update:** The new garbage contract with Home Town Haulers is effective on July 1, 2022. Due to a clause in the previous contract with LRS, Valhalla is being charged a penalty for liquidated damages. The penalty was \$60,000 but our attorney is planning to negotiate with the company for a reduced penalty. Even though we will have to pay a penalty to the previous company we will see a savings of approximately \$272,000 over the next five (5) years with Home Town Haulers.

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

VI. MAINTENANCE DEPARTMENT REPORT: Supervisor - Dan Bredesen. No Report.

VII. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

IX. ADJOURNMENT:

- The motion to adjourn was made by Michael Chaffee and seconded by Kate DeVries. The motion was passed and the meeting was adjourned at 7:51 p.m.

Minutes Respectfully Submitted,
Kathy Schwartz

GM Report

June 2022

Parking Lot Update

Dand and Chris are struggling with RSG to get them to come back out and finish the work. We've reached out several times and are told "next week" then "next week" comes and goes. Dan recently sent them a very stern (but polite) email and we are waiting for a response.

Respectfully,

Chris Robson