

**Minutes of the Monthly Meeting
Master Board of Directors
Sept 26,2023**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held in the Party Room . 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- Linda Castiglioni
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
X	Assn 5- Krista McGowan	X	Assn 11- Chris Robson	X	Director appointee- Wayne Jasperson
X	Assn 6-Amy Caine	X	Assn 12-Jim Iverson	X	Director appointee - Paul Schultz

II. READING OF MINUTES: Minutes from the August 15,2023 meeting were presented. A motion was made by Kathy Schwartz to waive the reading of the minutes. Brian Kroeger seconded. The motion passed.

III. REPORTS OF OFFICERS

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. See report. There was a question of why the audit is taking the time it is. Chris Robson explained that with the new computer system every transaction has to be entered and rechecked to ensure the coding is correct. There are two months of data remaining to be entered. This should be ready for the October meeting. A motion was made by Linda Castiglioni that Cash Accounts have no more than two months of operation expenses in each account. The rest would be moved to the reserve accounts. Mark Kellen offered an addendum to include the transfer to be completed after the VMA transfer. The time frame would be after the association's bills were paid. This was seconded by Connie McKenzie. The motion passed. Linda Castiglioni made a motion to have a set time and place for each month's Finance Committee open for input from other owners. Krista McGowan Seconded. The motion passed with abstaining votes from Kurt Beaver, Kathy Schwartz, Wayne Jasperson, Brian Kroeger and Elaine Wiegert. Mark Kellen stated how the committee is run is up to the Committee Chair. It was noted that although the Finance Committee reviews the finances of all associations, every association has the responsibility to review its own financials.
- Executive Committee: Chair – Mark Kellen.
- Assn. 15 Smoking Violation. No Action.
- Assn.15 Noise Violation. Violation on record with no fines

- RAMB Committee: Chair - Kate DeVries. See Report

VI. MANAGER'S / MAINTENANCE REPORT: General Manager - Chris Robson. Dan Bredesen Dan announced he was offered a different job he could not refuse. His last day will be October 25th. Dan was thanked for his service and wished all the best.

VII. UNFINISHED BUSINESS:

Trees. The committee formed to address tree variety identification, location, and purchasing met earlier in the day. Due to the timeline for ordering trees the issue was brought to the Master Board before the October RAMB Board meeting. Krista McGown made the motion to approve the purchase of trees to replace the removed ash trees based on the best suggested variety for the location from the Olmsted County Soil and Water District. Kathy Schwartz Seconded the motion. Areas involved would be behind the garages and not the boulevard. These would be purchased as bundles of small trees to be planted in the spring. Other concerns included what effect new trees would have on the trees already growing on the boulevard and involvement of all concerned Buildings. Larger trees for the common areas will be identified and planted in the spring. An amendment was added to have each building approve and pay was added by Linda Castiglioni. There were seven votes to approve and seven votes opposing with Wayne Jaspersen abstaining. The motion failed. The original motion brought forward by Krista McGowan was brought back. The vote was 12 to approve and 4 opposing. The motion passed.

Assessments

There were concerns about the process of how the assessment for the Pool Area Repair Project was implemented. Chris Robson explained the Master Board had not voted on an assessment. By approving the capital expense (Pool Dehumidification Project and Repair and Painting) it made it okay to assess. The attorney was consulted for confirmation. A downpayment of \$71,393 came from the VMA account. Linda Castiglioni added according to state statutes if items are not covered by the budget an assessment is required. Further issues concerning documents were Paul Schultz made a motion. When the Master Board approves an unbudgeted expense which requires a special assessment it should also require a discussion to determine the special assessment and the result needs to be approved. Seconded by Linda Castiglioni. The Motion passed with Mark Kellen and Kathy Schwartz abstaining.

Sauna The sauna in the women's dressing room is still broken. The heating unit is being destroyed by the pouring of water on the rocks. This repair is on hold.

Revenue Generation. Newly implemented policies have not been in effect long enough to report on.

VIII NEW BUSINESS:

- None.
- The motion to adjourn was made by Kurt Beaver. The motion passed and the meeting was adjourned at 8:45 p.m.

Minutes Respectfully Submitted,
Elaine Wiegert

GM/Maintenance Report

September 2023

Maintenance Report

The outdoor pool is now closed for the season. There are repairs scheduled for one of the skimmer baskets this week, then the closing procedure should happen next week.

The equipment for the indoor pool was ordered and we are just waiting for a firmer timeline as to when it will be available. More to come.

Respectfully,

Dan Bredesen/Chris Robson