

**Minutes of the Monthly Meeting
Master Board of Directors
April 19, 2022**

I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held April 19, 2022 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- Skye Davis	X	Assn 15- Pam Burton
X	Assn 2-Brian Kroeger	X	Assn 8-Mark Kellen	X	Chris Robsen-General Manager - Valhalla
X	Assn 3-Kathy Schwartz	X	Assn 9-Michael Chaffee	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4-Dubravka Stupar	X	Assn 10- Connie McKenzie		Director appointee- Mike Seery
X	Assn 5-Dana Petron	X	Assn 11-Pam Dowd	X	Director appointee- Wayne Jasperson
	Assn 6-Louis Ohly	X	Assn 12-Jim Iverson		Pat Chambers - Executive Board - Secretary

II. READING OF MINUTES: Minutes from the January 18, 2022 were presented. Motion was made by Brian Kroeger and seconded by Mark Kellen to waive the reading of the minutes and approve the minutes. Motion carried.

III. REPORTS OF OFFICERS: No Reports.

IV. MASTER BOARD NOMINATIONS: All Nominations Approved.

- At Large Members:
- Wayne Jasperson - Building 15 and Elaine Wiegert - Building 10.

- RAMB:
- Chair - Kate DeVries - Building 1.
- Members - Jenny Kroeger - Building 2, Russel Boyd - Building 3, Dubravka Stupar - Building 4, Dana Petron - Building 5, Lou Ohly - Building 6, TBD - Building 7, Lou Ohly - Building 8, Pat Chambers - Building 9, Connie McKenzie - Building 10, Diane Krupski - Building 11, Tracy Svec - Building 12, Linda Castiglioni - Building 15.

- Executive Committee Officers:
- President - Brian Kroeger.
- Vice President - Kate DeVries.
- Treasurer - Wayne Jasperson.
- Secretary - Mark Kellen.

- Discussion: Pam Burton questioned that per the Master By-Laws the General Manager (Chris Robson) could appoint up to three (3) At Large Members and recommended one (1) more appointed nomination. Chris stated that he would do the research and follow - up with his recommendation at the May Master Board Meeting.

V. STANDING COMMITTEE REPORTS:

A. Finanace Committee Report: Wayne Jasperson, Chair. See Report.

- Mark Kellen made the motion to approve the Quarterly Transfers with the exception of Building 7 and Brian Kroeger seconded the motion and the motion was approved.

B. Executive Committee Report: Lou Ohly, Absent. Chair represented by Brian Kroeger.

1. Violation - Association 8 - Smoking Violation - No fine recommended. Resident is now in compliance with the Smoking Policy.
2. Violation - Association 11 - 8.2 Dog Waste Violation - \$150 Fine.

C. RAMB Committee Report: Brian Kroeger, Chair. See Report.

VI. MANAGER'S REPORT: Chris Robson, General Manager. See Report.

VII. MAINTENANCE DEPARTMENT REPORT: Dan Bredesen, Maintenance Supervisor.
See Report.

- Discussion: TV/Internet - Dan presented some of the pros & cons of staying with Spectrum as is our current practice or moving to Metro Net. Chris and Brian stated that surveys have been sent to all of the Valhalla owners and Chris will present the survey results at the May Master Board Meeting. The Master Board will have the opportunity for further discussion at that time based on the survey results.

VIII. UNFINISHED BUSINESS:

IX. NEW BUSINESS:

X. ADJOURNMENT: A motion was made by Mark Kellen and seconded by Kathy Schwartz to adjourn the meeting. Motion carried. Meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Kathy Schwartz

GM Report

April 2022

Annual Meetings

The majority of associations have had their board and annual meetings of owners. There is one building still to have their annual meeting and annual board of directors meeting, which is scheduled for later this week.

Lawsuit Update

We are working with our attorney, who is in contact with the attorney for Valhalla 7, to reach a potential agreement on how to move forward. The option is still on the table to take the lawsuit in front of a judge, but VMA will rely on the advice of our attorney as to what the next steps are in order to get this issue settled ASAP.

Spring Cleanup

Slowly, and as weather permits, maintenance is starting the spring cleanup process. Our new mowing contractor has begun their spring cleanup process as well.

Respectfully,

Chris Robson

Maintenance report April 2022

- Maintenance has removed the blankets from the pool area and put them in storage.
- We will be removing the cover and beginning the pool opening proses as soon as we can be sure the snow is done for the season.
- We are hoping to start cleaning up the sand in the lot as soon as we know we will not have to put more down.
- We will be cleaning out garbage enclosures and making any necessary repairs.
- Maintenance and management will be working with RSG to tie up loose ends with the parking lot and drainage projects, as soon as the ground dries out. This is also the case with Accord and the adjustments on the outside lighting.
- Stealth Mowed has started the spring cleanup.
- The new grill for the top of the maintenance garage has arrived and will be installed soon.
- TV/Internet.

Submitted by Dan Bredesen