

**MINUTES OF THE MONTHLY MEETING
MASTER BOARD OF DIRECTORS
January 18, 2022**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held January 18, 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-Rick Miller	X	Assn 15-Jan Bailey
X	Assn 2-Brian Kroeger	X	Assn 8-Mark Kellen	X	Chris Robsen-General Manager - Valhalla
X	Assn 3-Kathy Schwartz		Assn 9-Michael Chaffee	X	Dan Bredesen-Maintenance Supervisor - Valhalla
X	Assn 4-Dubravka Stupar	X	Assn 10-Elaine Wiegert		Director appointee- Mike Seery
X	Assn 5-Dana Petron	X	Assn 11-Pam Dowd	X	Director appointee- Wayne Jasperson
X	Assn 6-Louis Ohly	X	Assn 12-Jim Iverson	X	Pat Chambers - Executive Board - Secretary

- II. READING OF MINUTES: Minutes from the November 16, 2021 meeting 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. STANDING COMMITTEE REPORTS:

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

1. Mark Kellen made the motion to approve the Year End/ Quarterly Transfers with the exception of Building Seven (7) per Rick Miller (President of Building Seven) due to pending legal issues. The motion was seconded by Brian Kroeger and was unanimously approved.

2. Wayne presented the Shared Expense Report and explained that these are common expenses shared by each individual Building and each Building will receive their percentage share of the common expenses in their individual Building Budgets. Chris will be meeting with the individual Building Boards to approve their Budgets and then the individual Buildings will hold their Annual Meeting.

B. Executive Committee Report: Lou Ohly, Chair.

1. Association 2 - Violation 2.9 and 8.2. Dog defication. Fifty dollar (\$50) fine approved.

C. RAMB Committee Report: Brian Kroeger, Chair. No Report.

V. MANAGER'S REPORT: Chris Robsen, General Manager. Report attached.

1. Chris stated he will be reaching out to the individual Buildings to schedule the Annual Meetings.

VI. MAINTENANCE DEPARTMENT REPORT: Dan Bredesen, Maintenance Supervisor.
Report attached.

VII. UNFINISHED BUSINESS:

VIII. NEW BUSINESS:

IX. ADJOURNMENT: A motion was made by Elaine Weigert and seconded by Rick Miller to adjourn the meeting. Motion carried. Meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Kathy Schwartz

GM Report

January 2022

Master Board Terms:

Per Valhalla Management Association's *current* By-Law's, any representative appointed to the Master Board comes with a 3-year term. However, if a director should be filling a vacancy the newly appointed representative would finish the remaining term he or she is filling.

The following Building MB Director terms will expire in **2021**: NINE, TWELVE, FIFTEEN and SIX

The following Building MB Director terms will expire in **2022**: FIVE

The following Building MB Director terms will expire in **2023**: ONE, TWO, THREE, FOUR, EIGHT, NINE, ELEVEN

The office has received many questions recently regarding individual building boards, how they are determined, and when changes are possible. The details for each building can be found in their by-laws. Each building's governing documents are located on their Valhalla tab. While each building is different each building has directors, officers, representatives on the Master Board, and the Recreational Area Management Board. One common misconception that we often hear is that the President of the building is the Master Board rep. However, the representative is chosen by the board and does not need to be the president.

Annual Meetings

I have received several inquiries regarding annual meetings and whether or not they will be in person. This is up to each individual board. The current bylaws do not allow us to do a virtual annual meeting, so meetings must be done either in-person or via U.S. Mail. I will be reaching out to each of your boards to get your opinion on how you would like the annual meetings to be handled.

Respectfully,

Chris Robson

Maintenance report January 2022

- In the month of December, we completed 184 work orders.
- We are still running with 3 maintenance staff, and it is going well. We will be looking for part time snow removal help, so if anyone is interested or knows someone that might be, please let us know.
- We are still working with Accord Electric on fine tuning the new exterior lights. They are adjusting the brightness of the lights, and the sensitivity of the photo eyes.
- RSG will be back in the spring to finish up any grading and seeding that needs to be done, along with anything else that may need to be completed.

Submitted by Dan Bredesen