

**Minutes of the Monthly Meeting
Master Board of Directors
May 17, 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		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
X	Assn 4-Dubravka Stupar	X	Assn 10- Connie McKenzie	X	Director appointee- Elaine Weigert
	Assn 5- Jay Torgelson	X	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 April 19, 2022 were presented. Motion was made by Jim Iverson 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 NOMINATION:

- At Large Member:
- Paul Schultz - Building 12.
- The motion was made by Kate DeVries to approve the nomination and seconded by Dubravka Stupar. The motion was unanimously approved.

V. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jasperson. No Meeting.
- Wayne stated we are still waiting for Building 7 to approve their Budget and then we can complete our Valhalla Budget.
- Executive Committee: Chair - Brian Kroeger.
- Association 1 - 2.2 Garbage Violation. No fine. Tenant being evicted in Mid-June. The motion was made by Pam Burton and seconded by Wayne Jasperson that no fine be given to the owner. Motion passed unanimously.
- Association 11 - Tenant throwing garbage from balcony. Recommended \$50 fine. The motion was made by Connie McKensie to approve the fine and seconded by Wayne Jasperson. Motion passed unanimously.

- Association 15 - Smoke smell in unit. Tenant admitted to smoking in unit and stated it would not happen again. Recommended \$50 fine. The motion was made by Pam Burton and seconded by Kate DeVries to approve the fine. Motion passed unanimously.
- RAMB Committee: Chair - Kate DeVries. See Report.
- Beautification Committee: The committee requested \$900 to plant potted flowers around the pool / recreation area and to begin planting a butterfly garden behind the garage roof patio. We also need to replace the broken umbrellas and a ceramic flower pot. The motion was made and seconded by Kathy Schwartz to approve the \$900 request. The motion passed unanimously.
- Skylight / Windows: Dan Bredesen presented a proposal from the installer of the skylight windows for maintenance on them that they said would extend the life of the windows by about 15 years. The motion was made by Dubravka Stupar and seconded by Connie McKensie to accept the proposal. Mark Kellen questioned Dan as to whether or not this was a high priority for Valhalla and Dan stated that the company had come to him with their proposal and this was not a high priority for Valhalla at this time. The motion did not pass.
- Ash Trees: Chris Robson and Dan Bredesen will work with the individual Buildings to assess their ash trees and develop a plan. The trees are the responsibility of the Building whose property they are growing on.
- Garbage Contract: The motion was made by Connie McKensie and seconded by Pam Dowd to switch to Hometown Haulers effective July 1, 2022. The motion passed unanimously. Hometown Haulers bid came in at \$5,960 per month with a five (5) year contract and a guaranteed rate for the first two years. Currently, Valhalla is paying LRS about \$8,500 per month with no rate guarantee and this new contract would result in a considerable savings per year.
- Spectrum Contract: The results of the TV / Internet Survey have been tabulated and Valhalla voted overwhelmingly to stay with Spectrum and both the cable and internet services. The motion was made by Wayne Jasperson and seconded by Kathy Schwartz to renew and accept the Spectrum contract for five (5) years with a three (3) year rate cap and no more than a four percent (4%) increase in years four (4) and five (5). The motion passed unanimously.

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

VII. MAINTENANCE DEPARTMENT REPORT: Supervisor - Dan Bredesen. See Report.

VIII. UNFINISHED BUSINESS:

IX. NEW BUSINESS:

X. ADJOURNMENT:

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

Minutes Respectfully Submitted,
Kathy Schwartz