

**MINUTES OF THE MONTHLY MEETING
 MASTER BOARD OF DIRECTORS
 VALHALLA MANAGEMENT ASSOCIATION
 September 21, 2021**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held September 21, 2021 in the Party Room and by Zoom for those who could not attend in person. -indicated below:

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	X	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

- I. READING OF MINUTES: Minutes from the August 17, 2021 meeting were presented. Motion was made by Jan Bailey and seconded by Brian Kroeger to waive the reading of the minutes and approve the minutes. Motion carried.

- II. REPORTS OF OFFICERS: No Reports.

III. STAN)DING COMMITTEE REPORTS:

- A. Finanace Committee Report: Wayne Jasperson, Chair. Report attached.

Wayne announced that a representative from Smith Schafer would be attending the October Master Board meeting to present the 2020 Financial Review.

- B. Executive Committee Report: Lou Ohly, Chair.

1. Association 10 - 3.1 Violation. No action. Tenant is now in compliance.
2. Association 10 - 8.1 and 1.10 Violation. Fined \$50.

Recommendation from Lou Ohly for a five (5) minute limit on topics presented by Master Board members and that these topics be submitted to the General Manager by the Friday before the Tuesday meeting. The motion was made by Kathy Schwartz and seconded by Elaine Weigert to approve the recommendation. The recommendation was approved with one (1) dissenting vote by Rick Miller.

3. RAMB Committee Report: Brian Kroeger, Chair. Report attached.

Recommendation from Dan Bredesen for the emergent pruning of two (2) trees and the removal of one (1) tree surrounding the Recreational Area Building with the cost not to exceed \$2400.

The motion was made by Brian Kroeger and seconded by Mark Kellen to approve the recommendation. The motion was unanimously approved.

Chris Robsen reported that the Tree Removal Project for Building 15 is the responsibility of the Building to pay for the removal of their trees. This is per the Valhalla By-Laws.

The Ash Tree removal or treatment plan was discussed and the decision was made that Valhalla needs more research before a decision can be made. Chris Robsen will research this question and bring his research to the next RAMB meeting so it will be ready for submission to the 2022 budget.

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

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

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS:

Valhalla Christmas Decorations / Christmas Party: Pat Chambers, Iris Mathys, Kathy Schwartz, Dubravka Stupar and Elaine Weigert have volunteered to be responsible for the 2021 Christmas decorations and Christmas party festivities at Valhalla. They will have their first meeting on Monday, September 27th and will report their Holiday plans at the October Master Board Meeting.

VIII. ADJOURNMENT: A motion was made by Pam Dowd and seconded by Mark Kellen to adjourn the meeting. Motion carried. Meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Kathy Schwartz

GM Report

September 2021

Parking Lot Update

The parking lot project continues to move forward. Rochester Sand and Gravel is in the final stage of finishing phase 2's first "lift" and are almost ready to move onto phase 3. If all goes well, by the end of this week they will be grinding phase 3 in preparation for grading.

Budgeting

We are beginning to gather information and preparing to begin the budgeting process for 2022. If any boards have items they would like us to be aware of for budgeting (such as projects or equipment your buildings would like to budget for) please let me know.

Respectfully,

Chris Robson

Maintenance report September 2021

- In the month of August, we had 192 workorders created and 188 completed.
- 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.
- Accord Electric is in the process of replacing all the exterior garage lights 1 for 1. We are aware that we may need to add some lights due to the removal of the parking lot lights, but we want to wait until all the other lights are up to see where more are needed.
- RSG is planning start the next phase of the parking lot on September 22nd.
- The outdoor pool will remain open at least until September 27th. After that it will be on a day-to-day basis.

Submitted by Dan Bredesen