

**Master Board of Directors
March 19,2024**

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 7:03 p.m.

Attending =		X			
X	Assn 1-Kate DeVries	X	Assn 7- Gary Mehrkens	X	Assn 15- Jill Bailey
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	Assn 4 - Dubravka Stupar	X	Assn 10 – Linda Castiglioni proxy for Connie McKenzie	X	Director Appointee - Elaine Wiegert
X	Assn 5- Krista McGowan	X	Assn 11- Chris Robson	X	Director appointee- Wayne Jaspersen
	Assn 6-Amy Caine	X	Assn 12-Jim Iverson	X	Director appointee - Paul Schultz

II. READING OF MINUTES: The Minutes of the January 16,2024 meeting were presented with corrections. A motion to waive the reading of the minutes was made by Brian Kroeger and seconded by Kate Devries. The motion passed. Reading of the minutes of February 20,2024 were presented. Kate Devries motioned to waive the reading of the minutes. Jill Bailey seconded. The motion passed. Mark Kellen and Brian Kroger abstained due to their absence from the meeting.

III. REPORTS OF OFFICERS

None

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: Chair - Wayne Jaspersen: See the report of March 12,2024.
- We reviewed the year-to-date shared expenses actual vs budget plus each building’s cash and reserves balances. We discussed the finance committee’s role and responsibilities and the timing of moving money from cash accounts to reserve and VMA accounts. Chris gave us an update on the upcoming audit of 2023 finances.
- Executive Committee: Mark Kellen.
Assn. 10- Noise Violation. No Action. The protocol for making a complaint was not followed.

RAMB Committee: Chair - Kate DeVries. See RAMB board minutes of March 12,2024.

- The men's sauna does not shut off. Kate Devries made a motion to replace the sauna. Kathy Schwartz seconded. The cost would be the same as what the women's' sauna cost last fall. (\$2,592.04). Valhalla maintenance can install the unit. The following discussion covering whether or not water should be put on the heating unit and how much. I was decided to check the manufacturer's instructions and change the signage as needed. The motion to replace the sauna passed.
- Kate Devries made a motion to increase the party room rent to \$60.00 with a \$100.00 deposit. Krista McGowan seconded. The question of how credit card would work needed to be investigated. Further discussion involved party room usage, rights of Valhalla owners and residents, and the balance of the party room account now called Capital Investment Account. (\$23,229.00 minus the \$9,300.00 used for painting the walls of the indoor pool area). Also noted was the possibility of no charge for rental of the room, Voting yes to the motion were Kate Devries, Dubravka Stuper, Wayne Jaspersen and Linda Castiglioni. Opposed were Brian Kroeger, Kathy Schwarz, Gary Merkens, Mark Kellen, Kurt Beaver, Chris Robson, Jim Iverson, Jill Bailey, Elaine Wiegert and Paul Schultz. Krista McGowan abstained.

V. MANAGER/ MAINTENANCE REPORT: General Manager - Chris Robson. See Report.

- Motion switches were installed in the laundry rooms.
- Garage inspections are underway. No problems were found that Valhalla maintenance cannot fix.
- A new office employee will be hired soon.
- The New accounting system should be ready for the May report.
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VII. UNFINISHED BUSINESS:

There is a new bill in the Minnesota State House of Representatives addressing concerning in-home day care businesses. The overview states: This bill prevents a homeowner's association (HOA), condo association, housing cooperative, or covenant on real property from prohibiting the owner from having a licensed in-home daycare. This would go against current Valhalla bylaws. Contact your local representative if you do not want day cares in your buildings before this bill passes.

VIII. NEW BUSINESS: None

The subject of the owner buy in fees and Individual Associations reserve balances was brought forth. It was reminded the reserve balances are the responsibility of each association. The buy in fee goes into the Capital Investment Account resulting in less

demand of the associations for common needs. Linda Castiglioni made a motion the buy in fee and orientation fee go directly to the individual building. Krista McGowan seconded. It was noted the buy- in and orientation and other paperwork are the responsibility of the office and not the building. Necessary paperwork can be done by office personnel. Voting yes to the motion were Krista McGowan and Linda Castiglioni. Opposed were Kate Devries, Brain Kroeger, Kathy Schwartz, Dubravka Stupar, Gary Merkens, Mark Kellen Chris Robson, Jim Iverson, Elaine Wiegert, Jill Bailey, Wayne Jasperson and Paul Schultz. The motion failed.

The motion to adjourn was made by Gary Merkens seconded Kathy Schwartz. The motion passed and the meeting was adjourned at 8:08 p.m.

Minutes Respectfully Submitted,
Elaine Wiegert

These minutes are the unofficial minutes of the March 19,2024 Master Board Meeting.