

**MINUTES OF THE MONTHLY MEETING  
MASTER BOARD OF DIRECTORS  
VALHALLA MANAGEMENT ASSOCIATION  
November 19, 2019**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held November 19, 2019 at the Valhalla Recreation Center. President Mike Fenske called the meeting to order at 7:00 p.m. The following Directors were Present as indicated below:

Attending =		X			
X	Assn 1 – Delores Robertson	X	Assn 9 –Michael Chaffee	X	Stacy Wilhelm, General Manager - Valhalla
X	Assn 2- Mike Fenske	X	Assn 10- Elaine Wiegert	X	Dan Bredesen- Maintenance Supervisor- Valhalla
X	Assn 3 - Brian Kroeger	X	Assn 11- Linda Castiglioni	X	Director appointee- Jan Kauphusman
X	Assn 4 – Dubravka Stupar		Assn 12 – Bob Retzlaff		
X	Assn 5 –Dana Petron	X	Director appointee- Jim Iverson		
X	Assn 6 – Louis Ohly	X	Assn 15 –Jan Bailey		
	Assn 7 – Skye Davis		Director appointee- Wayne Jasperson		
X	Assn 8 – Jacob Petersen				

- II. READING OF MINUTES: Minutes from the October 15, 2019 meeting were presented. Motion was made by Brian Kroeger and seconded by Lou Ohly to waive the reading of the minutes and to approve them. Motion carried.

- III. REPORTS OF OFFICERS: No reports.

IV. STANDING COMMITTEE REPORTS

- A. Finance Committee: Jacob Petersen, Chair. Report is attached. A motion was made by the committee and seconded by Brian Kroeger to approve a compensation bonus of \$2000 to Master Board President Mike Fenske. Two people approved the motion, eight people voted against the motion and two people abstained. Motion did not carry.

- B. Executive Committee: Mike Fenske, Chair.

Hearing was held for smoking violation. Photo evidence was submitted. Motion was made by Executive Committee to assess a \$50 fine for this first violation. Linda Castiglioni seconded the motion. Motion carried.

Hearing was held for garage violation in building 12. Since policies are currently in place only for Buildings 1-11, this issue was referred back to the building #12 directors.

Request was received to waive a late fee. The payment was due the 10<sup>th</sup> of the month but the owner did not bring in payment to the office until the 11<sup>th</sup> which was Veteran’s Day. The owner does not have a history of late payments and the Executive Committee made a motion to waive the late fee. Jacob Petersen seconded the motion. Motion carried.

- C. Recreational Area Management Board: Mike Chaffee, Chair. Report attached. Michael Chaffee presented a motion by the Board to replace the bobcat up to a purchase price of \$50,000. This

is a reserve item so will have no impact on the current budget. The motion was seconded by Brian Kroeger. Motion carried with one dissenting vote.

- V. MANAGER'S REPORT: Stacy Wilhelm, General Manager. Report attached.
- VI. MAINTENANCE DEPARTMENT REPORT: Dan Bredesen, Supervisor. Report attached.
- VII. UNFINISHED BUSINESS – None to report.
- VIII. NEW BUSINESS – Definition of “house-sitter” versus tenant was discussed. The City of Rochester defines a tenant as a non-relative staying in the premise when the owner is not living there. This applies whether or not money is exchanged and requires a rental certificate. A motion was made by Michael Chaffee to clarify the definition of “tenant” in the Valhalla Park Condominiums Resident Policies (Article XI Section 11.1c) to include the phrase “as defined by the City of Rochester”. Jacob Petersen seconded the motion. Motion carried.
- IX. ADJOURNMENT: A motion was made by Michael Chaffee and seconded by Brian Kroeger to adjourn the meeting. Motion carried. Meeting was adjourned at 7:48 pm.

Respectfully submitted,

Jan Kauphusman

These minutes are the unofficial minutes of the November 19, 2019 Board of Directors meeting. The minutes have not been approved and are subject to be amended at the next Board meeting. These minutes are for information only.