

**MINUTES OF THE MONTHLY MEETING
 MASTER BOARD OF DIRECTORS
 VALHALLA MANAGEMENT ASSOCIATION
 October 15, 2019**

- I. ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors was held October 15, 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		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		
X	Assn 7 – Skye Davis	X	Director appointee- Wayne Jaspersen		
	Assn 8 – Jacob Petersen				

- II. READING OF MINUTES: Minutes from the September 17, 2019 meeting were presented. Motion was made by Brian Kroeger and seconded by Michael Chaffee to waive the reading of the minutes and to approve them. Motion carried.
- III. REPORTS OF OFFICERS: Michael Chaffee reviewed the terms for directors. Buildings 3, 9, 11, and 12 have director’s terms expiring this year. Buildings 1, 5, 6, and 7 have terms expiring next year.

IV. STANDING COMMITTEE REPORTS

- A. Finance Committee: Jacob Petersen, Chair.
 Report is attached. A motion was made by Michael Chaffee and seconded by Lou Ohly to approve the quarterly transfers. Stacy Wilhelm presented the motion by the Finance Committee to approve the 2020 Shared Budget. Michael Chaffee seconded the motion. Motion carried with one dissenting vote.
- B. Executive Committee: Mike Fenske, Chair.
 Hearing was held for smoking violation. Motion was made by Brian Kroeger and seconded by Delores Robertson to accept the Executive Board recommendation to assess a \$50 fine which will be suspended if no further violations occur.
- C. Recreational Area Management Board: Mike Chaffee, Chair.
 Report attached. Michael Chaffee presented a motion by the board to replace the John Deere Snow Blower/Sweeper. The motion was seconded by Lou Ohly. Motion carried. The motion by the board to add a policy regarding alterations to balconies was withdrawn since the Valhalla bylaws already address this issue.

“Owner shall do no act nor any work that will impair the structural soundness, safety, or integrity of the building or reduce the value thereof or impair an easement or hereditament, without in every such case the unanimous consent of all the other owners being first obtained. An

owner shall also keep any balcony area or other limited common area appurtenant to his unit in good repair and clean condition.”

The motion by the board to use goats to remove the buckthorn was withdrawn since it is against city ordinance.

- V. MANAGER'S REPORT: Stacy Wilhelm, General Manager.
Report attached.
- VI. MAINTENANCE DEPARTMENT REPORT: Dan Bredesen, Supervisor.
Report attached. Repairs to the outdoor pool will not completed this fall due to the wet conditions and will be delayed until spring.
- VII. UNFINISHED BUSINESS – None to report.
- VIII. NEW BUSINESS - None to report.
- IX. ADJOURNMENT: A motion was made by Michael Chaffee and seconded by Delores Robertson to adjourn the meeting. Motion carried. Meeting was adjourned at 7:34 pm.

Respectfully submitted,

Jan Kauphusman

General Manager's Report

October 2019

Valhalla Reserve Studies

Reserve studies are completed and are now available in the office for review. Due to the length of the reports, residents can either view the printed reports in Valhalla's office or request a printed copy for a small fee. The reports give detailed descriptions with photos, of the property and the recommended funding plan to support the updates needed when the life expectancy has diminished.

Annual Meetings

Annual meetings have been scheduled and the office has begun gathering information for this year's owner packet. Owners will receive the formal meeting notice, 2020 budget, reserve requirements, manager's report and a proxy form.

Should an owner be unable to attend, please send the Office your proxy form. Within the form the owner has the choice to have the proxy designee count towards the quorum for roll-call purposes and/or allow them to vote on your behalf. However, it is your responsibility to ensure your proxy representative attends the Annual meeting.

#1- 12/12 @ 7 pm

#2- 12/5 @ 5 pm

#3-12/3 @ 6 pm

#4- 12/6 @ 5:30 pm

#5-12/4 @ 5:30pm

#6- 12/13 @ 5:30 pm

#7- 12/8 @ 4 pm

#8-12/9 @ 5:30 pm

#9- 12/16 @ 5:30 pm

#10- 12/17 @ 5:30 pm

#11- 12/11 @ 5:30 pm

#12- 12/14 @ 10 am

#15- 12/2 @ 7 pm

The time and dates are also available on the website and Facebook.

Reserve Parking

Another friendly reminder, Reserve Parking payments are due by November 1st. If you do not provide payment to keep your reserve parking space, maintenance will remove the tag. Additionally, feel free to ask after November 1st regarding reserve parking openings. You never know, a better spot may be available.

Respectfully,

Stacy Wilhelm

Maintenance report October 2019

- The outdoor pool is closed for the season.
- We are still hoping to make plaster to the outdoor pool yet this fall if the weather allows. The extent of the repair is unknown.
- The new pool gate is installed. We are now waiting to hook up the electrical.
- Boilers have been started.
- We are still waiting for RPU to make repairs to the sidewalks and grounds that they damaged during the transformer project.

Submitted by Dan Bredesen