

Report of the

Recreational Area Management Board (RAMB)

November 12th, 2020 at 5:30 PM

Remote meeting

In attendance were Lou Ohly-chair(#6 & 8), Kate Devries (#1), Kathy Schwartz (#3), Elaine Wiegert (#10), Mike Fenske (#2), Jim Iverson (#12), Pat Chambers (#9), Skye Davis (#7), Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager.

Building and Grounds

- a) *Parking Lot Committee*: The board reviewed the discussions from the PLC meeting on November 5th, 2020.
 - a. Changing the placement of the reserve parking spaces to only parking spots that boarder the curb/sidewalk. Also, removing all current signage from the middle of the lot. Lou made a motion to accept the proposed changes as outline in the attached handout. Kathy seconded the motion, motion carried with a dissenting vote by Skye.
 - b. The PLC will revisit the proposed idea of temporarily closing of entrances for this winter at the next meeting.
 - c. The committee presented the proposal to update all of the exterior wall pack lighting on the buildings, along with updating the fixtures of the current globe lighting on the sidewalks through the complex. Kate made a motion to accept the proposed changes as outline in the attached handout. Jim seconded the motion, motion carried with a dissenting vote by Skye.
 - d. Several representatives expressed concerns regarding the bidding process. Through discussion it was agreed that the parking lot update is still the priority. However, the various building specific items, such as replacing canopies, retaining walls, and stairs, will be for that association to approve. It was further noted that the bidding process was closed, and the PLC will be looking to G-Cubed; the project manager; to present the bids received for more detail.
- b) *Landscape & Planting policy*: The board reviewed a draft policy for landscaping and planting. It was noted that the current policy allows for all landscape improvements to be a shared expense. The proposed update requires Master Board approval before groundbreaking, but the financial responsibility would be on the association. Jim made a motion to approve the proposed Landscape & Planting Policy. Mike seconded the motion, motion carried.
- c) *Erosion correction*- The board was informed of erosion that is taking place on the stairs going from the recreational building to building 15. Repairs will be needed in the spring.
- d) *Goat follow-up*: The board discussed the services provided by Goat Dispatch. A motion was made by Mike to table the buckthorn removal and treatment, and revisit it in the spring. Kathy seconded the motion, motion carried.

Pool and Recreation

- a) *Duct Wrapping*: The board reviewed a bid from Boege Insulation to wrap the duct work to the dehumidification unit, located in the attic above the indoor pool. After discussion, Jim made a motion to approve the bid. Kathy seconded; motion carried.
- b) *Beautification Committee*: Kathy requested a budget of \$382 (\$1 per unit) to purchase additional holiday décor for the recreational building, maintenance garage, and signage coming up the drive. Mike made a motion to accept Kathy's request. Jim seconded; motion carried.

With nothing further to discuss, a motion was made by Mike and seconded by Jim to adjourn the meeting. Motion carried. The meeting was adjourned at 6:21PM.

In summary, the RAMB proposes the following motion be made at the next Master Board meeting:

1. The Board recommends changing the number and location of reserved parking as specified on the attached handout.
2. Updating all the exterior wall pack building lighting, pathway lighting, and budgeting for the power shut off as specified in the attached handout.
3. Approving the updated Landscape & Planting Policy. See attached.
4. Approve the bid from Boege Insulation to wrap the duct work for the recreational building's dehumidification unit.
5. Approve the requested \$382 for additional holiday décor for the complex.

Submitted by Stacy Wilhelm

Proposed Change to
Reserve & Assigned Parking

Building	Currently	Proposed change	Reserved as of 11/5
1	8	11	5
2	10	5	5
3	12	10	7
4	12	12	0
5	16	21	0
6	3	19	2
7	8	15	3
8	12	8	6
9	18	11	2
10	24	24	24
11	14	9	
Totals	137	145	54

(assigned parking)

Assigned parking- Each resident is assigned a parking space at no charge.

Reserved parking- Residents pay a yearly fee to reserve a parking spot. This is income for that building.

Recommended Complex Lighting Update

Bldg	Wall Pack Lighting		Power Shut Off		Pathway Lighting	
	#	\$500	Ea. Bldg.	Shared	#	\$1,000
1	3	\$1,500	\$500	\$24		\$660
2	3	\$1,500	\$500	\$31		\$880
3	3	\$1,500	\$500	\$31		\$880
4	4	\$2,000	\$500	\$31		\$880
5	7	\$3,500	\$500	\$39		\$1,099
6	3	\$1,500	\$500	\$24		\$660
7	4	\$2,000	\$500	\$24		\$660
8	5	\$2,500	\$500	\$39		\$1,099
9	5	\$2,500	\$500	\$31		\$880
10	4	\$2,000	\$500	\$31		\$880
11	7	\$3,500	\$500	\$31		\$880
12	6	\$3,000	\$500	\$84	4	\$6,346
15	0	\$ -		\$79		\$2,199
Totals	54	\$27,000	\$6,000	\$500		\$18,000

Total Wall pack, power allowance, & pathway

\$2,683
 \$2,911
 \$2,911
 \$3,411
 \$5,139
 \$2,683
 \$3,183
 \$4,139
 \$3,911
 \$3,411
 \$4,911
 \$9,929
\$2,277
\$51,500

Landscape & Planting Policy

The Master Board's goal is to establish the best-suited plants for Valhalla long-term and ensure continuity within the complex. The MB has delegated this responsibility to the Recreational Area Management Board to review and make recommendations on association proposals. The RAMB will take into consideration the mature size, health requirements, and overall aesthetic appeal of the requested improvement.

- Prior approval by the Master Board is required before groundbreaking.
- Tree removal of any kind is a shared expense.
- Improvements or betterments with landscaping or plantings are the expense of the association and determined by property lines.
 - o Not relieving the responsibility of MB prior approval

Currently, the expense of the Common Areas, such as mowing, tree/shrub care, and general upkeep are shared by the complex.