

Valhalla Recreational Area Management Board (RAMB)

April 9, 2026 – 6:00PM

Valhalla Party Room

MINUTES

1. Call to Order and Roll Call:

- a. RAMB meeting called to order at 6:00PM by Chair, Kate DeVries
- b. Roll Call:

X	Kate DeVries, Chair – Assn. #1	X	Jan Kauphusman – Assn. #8
X	Jenney Kroeger – Assn. #2	X	Iris Matthys – Assn. #9
X	Russell Boyd – Assn. #3	X	Siena Damayanti – Assn. #10
X	Dubravka Stupar – Assn. #4	X	Linda Castiglioni – Assn. #11
X	Krista McGowan – Assn. #5 (remote)	X	Paul Schultz – Assn. #12
A	Scott Dingfelder – Assn. #6	A	David Aries – Assn. #15
X	Muthuvel Jayachandran – Assn. #7		
X	Jill Bailey – General Manager		

2. Unfinished Business:

- a. None

3. New Business:

- a. Parking Lot Sweeping: Options for parking lot sweeping include a bid from Rochester Sweeping for \$1800 for sweeping with an additional \$2000 to repair cracks in asphalt or VMA Maintenance can rent a sweeper for \$250/day. Maintenance cannot complete asphalt repairs.
 - i. Motion by I.Matthys and seconded by K.McGowan to recommend Master Board approval to proceed with VMA Maintenance renting a sweeper to sweep all parking lots. Discussion included request for additional bids if contracting the sweeping out and verifying how many days the rental sweeper is (estimated 1-2 days). All in favor with exception of M.Jayachandran and J.Kauphusman. Motion carried.
Recommendation: Master Board approval to proceed with VMA Maintenance renting sweeper to sweep all parking lots. Jill Bailey to confirm number of days sweeper will be needed.
- b. Trees – 2026 \$5000 Budget for Common Areas: Master Board approved \$5000 for tree replacement in the 2026 common area budget.
 - i. Request for volunteers for an ad hoc committee to investigate and recommend types of trees and placement on grounds. Committee members are not required to be RAMB or Master Board directors. Elaine Weigert volunteered to lead the committee and Dubravka Stupar volunteered to participate as RAMB member.
Recommendation: Please email Jill Bailey to volunteer for the committee.
- c. Spectrum: By end of 2027 Spectrum will replace customer cable boxes and coax cable with all Wi-Fi-based cable technology. Owners can contact Spectrum to replace early if desired.
 - i. Package includes one modem, router, “Xumo” box, and selected premium channels. Additional Xumo boxes available for \$5 each if needed for additional televisions. Smart TVs may not need the Xumo box; channels run from the Spectrum app on the TV. Older televisions may need the Xumo box and must have an HDMI port to connect.

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- ii. The new technology is available with the current bulk service contract with Spectrum that runs through end of 2027.

Recommendation: Information only; no action needed.

- d. Radon Mitigation System: Inspections during unit sale/purchases often include radon testing. Ground level units are the most likely to test positive due to the geology of the area and testing can vary from day to day.
 - i. If radon mitigation is requested:
 - 1. Mitigations measures paid by either seller or buyer; not the building.
 - 2. Mitigation usually includes a small unit with PVC pipe to the roof
 - ii. Valhalla needs to be proactive and select a standard mitigation system that is architecturally consistent for all buildings because it requires modification of common elements.
 - iii. Discussion included concerns regarding mitigation systems designed for multifamily buildings versus standalone structures, passive (no fan) versus active (fan) systems, and if mitigation for one unit may redirect radon to other units rather than out of the building.
Recommendation: Invite Athelon Radon Services for an informational meeting.
- e. VMA Reserve Study/Capital Expenditures for 2026/2027:
 - i. Defer to future meeting (Linda Castiglioni)
- f. Common Areas Projects 2026:
 - i. Projects identified by VMA Reserve Study for 2026 included exercise room updates (restrooms, equipment), party room remodel, pools (resurface indoor pool; replace outdoor pool). The reserve study overlooked potential structural concerns including wall bowing in the indoor pool area and water intrusion through the back wall of the maintenance garage.
 - ii. Projects identified by VMA Reserve Study for 2025 included repairs to the Rec Building including roof replacement; exterior paint, caulking, flashing; windows and doors; windows along indoor pool.
 - iii. All are large projects with costs exceeding current rec reserves. Discussion included prioritizing safety and structural projects. Consider an ad hoc project planning committee with a representative from each building to review and prioritize common area projects and make recommendations to RAMB and Master Board.
 - iv. Reminder that buildings must be funding the rec reserve accounts on a monthly basis.
Recommendation:
 - 1. Contact Reserve Advisors to address structural issues in indoor pool area and maintenance garage and correct VMA Reserve Study.
 - 2. Review updated rec reserve budget recommendations on corrected VMA Reserve Study.
 - 3. Identify a structural engineer to evaluate structural issues.

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April 9, 2026 – 6:00PM

Minutes

4. Master Board approval for an inspection of Rec Building roof by roofing professional to validate VMA Reserve Study findings and replacement recommendation.

g. Outdoor Pool: Discussion of RAMB members' impressions of pool survey results and recommendations for next steps. Concerns expressed regarding bias by including estimate pool replacement costs but no cost estimates for repurposing or removal and timing close to assessments levied for individual building projects increasing assessment fatigue. Follow-up surveys should include more accurate cost estimates for all options. Consider obtaining another opinion other than Thatcher for evaluating the status of the outdoor pool. Consider ad hoc committee to assist with investigating options; make clear to committee members importance of the role.

Recommendation: Send question suggestions to Jill Bailey for a follow-up survey of owners. Discuss next steps to obtain more accurate cost estimates for all options.

h. Notation: 2026 is Valhalla Condominiums' 50th anniversary.

4. **Adjournment:** Motion: M.Jayachandran 2nd: R.Boyd Meeting Adjourned: 6:58PM