

Valhalla Recreational Area Management Board (RAMB)

January 15, 2026 – 5:30PM

Valhalla Party Room

MINUTES

1. Call to Order and Roll Call:

- a. RAMB meeting called to order at 5:30PM 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
A	Russell Boyd – Assn. #3	X	Siena Damayanti – Assn. #10
X	Dubravka Stupar – Assn. #4	X	Linda Castiglioni – Assn. #11
A	Krista McGowan – Assn. #5	A	Paul Schultz – Assn. #12
X	Scott Dingfelder – Assn. #6	X	David Aries – Assn. #15
X	Muthuvel Jayachandran – Assn. #7		
X	Jill Bailey – General Manager	X	Jason Dietz – Maintenance Supervisor

2. Unfinished Business: None

3. New Business:

- a. 2025 VMA Reserve Study: Discussion with Jason Dietz regarding the 2025 VMA reserve study and prioritizing projects for 2026. Reserve study outlines recommendations for 2026; however, requires additional review to correct any errors or oversights on the reserve study and align with previously identified projects. Continued discussion regarding prioritizing structural and safety issues over cosmetic projects.

- i. **Recommendation:** By next RAMB meeting on February 12, 2026, Jason Dietz will:

- 1. Contact Mr. Keary Wass at Reserve Advisors, LLC to address Recreation Building structural issues not documented in the reserve study, clarify how recommendations for roof repair/replacement were determined (photo/visual versus direct roof access), and address any other errors or oversights identified in the VMA reserve study. **Provide a detailed written report of findings before next RAMB meeting.**
 - 2. Based on response and recommendations from Reserve Advisors, solicit structural engineer bids to investigate Recreation Building structural issues.
 - 3. Review VMA reserve study and previous maintenance recommendations for 2026 improvement projects. **Provide a detailed written list of improvement projects with 2026 prioritization recommendations before next RAMB meeting.**
 - 4. The RAMB stressed the importance of completing these items before the next RAMB meeting to prevent further delays in 2026 budget and project planning.

Additional discussion included preventive maintenance recommendations included in the VMA reserve study and each building’s reserve study.

- 1. Jason Dietz stated he will review the preventive maintenance schedule for VMA and each building to update and incorporate the reserve study preventive maintenance recommendations.
 - 2. Jason Dietz stated he will review the reserve study for each building and assist building boards to identify any errors or oversights in the reserve study.

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b. Party Room/Fitness Room Update:

- i. **Recommendation:** Hold. Unable to proceed until questions regarding structural integrity of the Recreation Building are resolved.

c. Indoor Pool Ladder: Mr. Brad Thatcher at the October 28, 2025, pool information meeting indicated the current pool ladders could be replaced with ladders with additional rungs for easier entrance/exit. Jason Dietz reported the new ladders are \$1500 each. Discussion included indoor pool usage and whether new ladders could increase usage. New ladders, if purchased, would be funded by the VMA common recreation area funds.

Motion by M.Jayachandran and seconded by K.DeVries to recommend to Master Board purchase of one (1) new ladder for the shallow end of the pool. Monitor to determine if new ladder increases indoor pool usage. All in favor with exception of J.Kauphusman (no) and L.Castiglioni (abstain). Motion carries.

- i. **Recommendation:** Recommend Master Board approval to purchase one (1) new indoor pool ladder with additional rungs.

4. **New Business:** None

5. **Adjournment:** Motion: M.Jayachandran

Meeting Adjourned: 6:07PM