

Master Board of Directors Meeting
Valhalla Management Association
February 25, 2025
MINUTES

ROLL CALL & CALL TO ORDER: The meeting of the Master Board of Directors of February 25, 2025, was held in the Valhalla Party Room. The meeting was called to order at 7:00 p.m. by President Kate DeVries.

Attending = X

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|---|------------------------|---|---------------------------------------|---|--|
| X | Assn 1-Kate DeVries | X | Assn 7-Muthuvel Jayachandran | X | Assn 15-Jill Bailey |
| X | Assn 2-Brian Kroeger | X | Assn 8-Jan Kauphusman | X | Jill Bailey-General Manager - Valhalla |
| X | Assn 3-Kathy Schwartz | X | Assn 9-Kurt Beaver | | |
| X | Assn 4-Dubravka Stupar | X | Assn 10-Linda Castiglioni (Telephone) | | |
| X | Assn 5-Krista McGowan | X | Assn 11-Brian Snow | | |
| X | Assn 6-Derick Behrends | X | Assn 12-Jim Iverson | | |

II. READING OF MINUTES:

- Motion to waive the reading of the November 19, 2024, minutes by Brian Kroeger and seconded by Jim Iverson. Motion passed.
- Motion to waive the reading of the December 17, 2024, minutes by Jim Iverson and seconded by Jim Iverson. Motion passed.

III. REPORTS OF OFFICERS:

- President – Kate DeVries: No Report
- Vice President – Krista McGowan: No Report; request closed meeting for March 14, 2025
- Treasurer – Brian Kroeger: Clarified and reiterated qualifications to serve as Master Board Treasurer including ownership and management of a successful LLC for over 15 years, serving three years as Treasurer for a non-profit organization other than Valhalla Master Board, and serving on the Valhalla Master Board since 2008 including officer roles as President, Vice President and currently Treasurer.

IV. STANDING COMMITTEE REPORTS:

- Finance Committee: No Meeting.
- Executive Committee: Chair - Kate DeVries: No report.
- RAMB: Chair - Kate DeVries: Recommendations for the following actions:
 - Groundskeeping bid recommended for DeCook Landscaping. Motion by Jan Kauphusman and seconded by Kathy Schwartz. Motion passed.

- Garbage and recycling bid recommended for Harter's Disposal of MN contingent on terminating current contract with Waste Management without penalty. Motion by Brian Kroeger and seconded by Dubravka Stupar. Motion passed.
- 2025 budget assessment of \$172,000 for common recreation area improvements including outdoor pool, seal coating and restriping parking lot, areas identified for cement repair and replacement, and tree removal. Assessment to individual owners will be similar to 2023 assessment for indoor pool humidifier and will be due on or before May 1, 2025. Motion to approve budget by Linda Castiglioni and seconded by Jan Kauphusman. All board members voted to approve except Krista McGowan (No), Derick Behrends (No), Brian Snow (No), and Muthuvel Jayachandran (No). Motion passed.

V. MANAGER/ MAINTENANCE REPORT: General Manager - Jill Bailey:

- Jason Dietz (Maintenance) working on finalizing bids for the recreation area assessment projects.
- Transition from Buildium to Yardi in March due to issues with resident portal.
- Annual meetings to begin at the end of April and in May.
- VMA annual budget will be discussed at the March 2025 board meeting.

VII. UNFINISHED BUSINESS:

- None

VIII. NEW BUSINESS:

- Strategic plan 2025-2030 – Linda Castiglioni – tabled to a future meeting.

Motion to adjourn by Brian Kroeger and seconded by Jim Iverson. Motion passed and meeting was adjourned at 7:55 p.m.

Respectfully Submitted,
Jill Bailey

March 18, 2025 – February 25, 2025 minutes approved by Valhalla Master Board of Directors