

**Minutes of the 2016
ANNUAL MEETING
of
VALHALLA NINE ASSOCIATION**

December 12, 2016

A) CALL TO ORDER

The 2016 Annual Meeting of Valhalla Nine Association was called to order at 5:30 p.m., December 12, 2016 by President Chambers in the Valhalla Viking Room.

B) ROLL CALL

Owners present were: Beaver, Orr/Gumbusky, Matthys, Anderson, Chambers, Dickman, and Chaffee.

Those represented by proxy were owners of units 14, 17, 18, 22, 23, 35, 36

A quorum was present. (57.2%)

C) PROOF OF NOTICE OF MEETING

Proof of notice was presented by President Chambers. A copy of the notice is made a part of these minutes.

D) READING OF THE MINUTES

Reading of the minutes of the December 2015 annual meeting was waived and a motion to approve the minutes as written was made by Chaffee, seconded by Dickman, motion carried.

E) REPORTS OF OFFICERS:

President Chambers reported that new light fixtures were installed in Building #9 in 2016 at a cost of \$1,091.16. Everson seems to like the new fixtures.

A new carpet shampooer was purchased in 2016 with the thought that Pat Chambers would do the work and perhaps other owners would help her. There were no other volunteers to help and after cleaning it once (2016) she decided it is too much for her to do alone. The cost of the new shampooer was less than we would have spent if we would have spent if we had it cleaned commercially in 2016. The new carpet cleaner is available for any owner who would want to use it to clean his/her apartment carpet.

A new vendor has put in a package bid which is less (per cleaning) than Service King (out prior commercial carpet cleaner) charged. With Service King we had it cleaned once a year. The new

vendor will clean the entire building twice a year and the front and back entrance steps cleaned up five times a year at a cost of \$900+,

Pat did repair the rip on the front entrance stairway but doesn't know how long it will hold. We will need to look into the purchase of new carpet for the front entrance. Installation will be somewhere between \$1100 and \$1500 and the cost of carpet will vary depending upon the grade we select. We will revisit this possibility in late spring and call a special meeting for the purpose of carpet installation.

We no longer need Premiere Security since we have cameras that cover the parking lot, so we no longer have expense.

Pulver's Towing has the authority to keep the lot cleared of illegally parked cars and can have them towed at its discretion.

SECRETARY – None

TREASURER

Treasurer Giefer turned the discussion of the 2016 financial statement over to Judy Ohly, Judy said were fortunate this year that Building #9 has no unexpected expenditures and that we were approximately \$900+ under budget.

The 2017 Estimated Budget was discussed. It was noted that in 2017 there will be an increase in our association fee because our income is short the amount of \$4,000.

The fees are as follows:

Ownership %	Amount of Assessment
4.50%	319.50
4.40%	312.40
3.80%	269.80
3%	213.00

Full payment of this assessment will be due April 1, 2017.

A motion was made by Chaffee and seconded by Beaver that the 2017 budget be accepted as presented, motion carried.

F) REPORT OF COMMITTEES

None

Judy Ohly, Valhalla Manager, gave her progress report for 2016. A copy of that report is attached and made a part of these minutes.

G) OLD BUSINESS None

H) NEW BUSINESS

A motion was made by Chaffee and seconded by Beaver that the 2017 accepted as presented, motion carried.

F) REPORTS OF COMMITTEES

None

Judy Ohly, Valhalla Manager, gave her progress report for 2016. A copy of that report is attached and made a part of these minutes.

G) OLD BUSINESS None

H) NEW BUSINESS

A motion was made seconded and carried that Valhalla \$9 give its caretaker a Christmas gift of \$150 (\$6.25 per unit).

I) NOMINATION OF NEW DIRECTOR

Monica Anderson was nominated as a candidate for director. There were no further nominations.

J) ELECTION OF NEW DIRECTOR

A motion was made by Chaffee and seconded by Beaver that Monica Anderson be elected as a director for 2017, 2018 and 2019. She was unanimously elected to serve a 3-year term.

The meeting was adjourned at 6:30 p.m.

Submitted by:

Iris Matthys, Secretary.

Directors terms

Iris Matthys	2015, 2016,2017	(a 3-year term)
Michael Chaffee	2016,2017	(a 2-year term)
Patricia Chambers	2016,2017,2018	(a 3-year term)
Kurt Beaver	2016,2017,2018	(a 3-year term)
Monica Anderson	2017,2018,2019	(a 3-year term)