

**MINUTES OF THE  
2021  
ANNUAL MEETING  
of  
VALHALLA NINE ASSOCIATION**

**March 7<sup>th</sup>, 2022**

**A) CALL TO ORDER**

The 2021 Annual Meeting of Valhalla Nine Association was called to order at 6:05 p.m., March 7, 2022 by Secretary Iris Matthys in the Valhalla Party Room.

**B) ROLL CALL**

Owners present were:

<b>Matthys</b>	<b>Sawatzky</b>	<b>Raygor</b>	<b>Beaver</b>
<b>Orr/Gumbusky</b>	<b>Gustafson</b>	<b>Chambers</b>	<b>Dovgal</b>
<b>Dickman</b>	<b>Bush</b>		

Those represented by proxy were owners of units: **11, 14, 18, 22, 26, 28, 33, 34, 35**

A quorum was present – **78.3%** representation

**Chris Robson** was also present.

A copy of the roll call is attached and made a part of these minutes.

**C) PROOF OF NOTICE OF MEETING**

Proof of notice was presented . A Copy of the notice is made a part of these minutes.

**D) REPORTS OF OFFICERS:**

**PRESIDENT** No report.

**SECRETARY** No report.

**TREASURER** General Manager Robson led the explanation of the 2022 Annual Budget. It was noted that there is shortfall for 2022 of \$14,081 in the reserve fund. The options for paying the special assessment will be as follows:

**Make equal monthly payments - final payment due December 10, 2022  
Pay in a lump sum which would be due December 10, 2022**

Amount of shortfall owed for various percentages of ownership is as follows:

<b>4.5%</b>	<b>\$633.66</b>
<b>4.4%</b>	<b>\$619.58</b>
<b>3.8%</b>	<b>\$535.09</b>
<b>3.0%</b>	<b>\$422.44</b>

There was no increase in the HOA fees for 2022

**REPORT OF GENERAL MANAGER** Chris Robson submitted a written report for 2021 with information on the following:

<b>Parking Lot Cable/Internet Contract</b>	<b>Governing Documents</b>	<b>Pool Dehumidification Unit Landscaping Contract</b>
--	----------------------------	--

That report is attached and made a part of these minutes.

E) **UNFINISHED BUSINESS** No unfinished business.

F) **NEW BUSINESS** No new business.

**H) NOMINATION/ELECTION OF NEW DIRECTORS**

A motion was made by Kurt Beaver and seconded by Gene Gustafson that Kenneth Bush be nominated as a new director as well as to re-elect Kurt Beaver and Pat Chambers and they were unanimously elected to serve a 3-year term (2022-2023-2024).

**I) ADJOURNMENT**

With nothing further to discuss, the meeting was adjourned at 7:36.

Respectfully submitted by :

Chris Robson, General Manager

**DIRECTORS**

Iris Matthys 2021, 2022, 2023 (a 3-yr term) Michael Chaffee 2021, 2022, 2023 (a 3-yr term)  
Patricia Chambers 2022, 2023, 2024 (a 3-yr term) Kurt Beaver 2021, 2023, 2024 (a 3- yr term)  
Kenneth Bush 2022, 2023, 2024 (a 3-yr term)