

**MINUTES OF THE
2022
ANNUAL MEETING
of
VALHALLA NINE ASSOCIATION**

March 7th, 2023

A) CALL TO ORDER

The 2022 Annual Meeting of Valhalla Nine Association was called to order at 6:05 p.m., March 7, 2023 by Secretary Michael Chaffee in the Valhalla Party Room.

B) ROLL CALL

Owners present were:

**Matthys Sawatsky Beaver Orr/Gumbusky
Davis Wallin Dickman Chaffee**

Those represented by proxy were owners of units: **11, 21, 22, 28, 35**

A quorum was present – **52.7%** representation

Chris Robson, General Manager and Connie Polk, Resident were 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 of meeting was presented . A Copy of the notice is made a part of these minutes.

D) Reading of the Minutes Michael Chaffee read the minutes of the last meeting and a motion was made by Jerry Orr and seconded by Kurt Beaver that the minutes be approved as read. Motion carried.

E) REPORTS OF OFFICERS:

PRESIDENT No report.

SECRETARY No report.

TREASURER General Manager Robson led the explanation of the 2022 financial

statement. After going through the proposed 2023 budget line by line, a motion was made by Steve Wallin and seconded by Jerry Orr that an increase of 8% of the current HOA dues be adopted with the first payment to begin May 1, 2023. Motion carried.

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

4.5%	\$436.65
4.4%	\$426.95
3.8%	\$368.72
3.0%	\$291.10

REPORT OF GENERAL MANAGER Chris Robson submitted a written report for 2022

with information on the following:

Association Updates	Governing Documents	Parking Lot Update
Spectrum Update	Amenities	Landscaping Contract

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

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

F) **NEW BUSINESS** Connie Polk handed out a one page document that contained a list of infractions of rules and regulations made by the resident of unit #28. A discussion followed and it was decided that Chris Robson would contact the owner to try to resolve the matters and let the resident know.

A motion was made by Keith Davis and seconded by Steve Wallin to change the governing documents' language to include windows, doors, and balconies as an association expense. Motion Passed.

G) **NOMINATION/ELECTION OF NEW DIRECTORS** Keith Davis nominated himself as a director for a 2 year term. Marcia Gumbuski seconded the motion, motion was unanimously approved.

H) **ADJOURNMENT** Motion was made by Connie Sawatsky and seconded by Kurt Beaver that the meeting be adjourned, and carried unanimously. The meeting was adjourned at 7:40.

Respectfully submitted by :

Chris Robson, General Manager

DIRECTORS

Michael Chaffee (a 2-year term, ends 2023) Iris Matthys (a 2 year term, ends 2023)

Kurt Beaver (a 2- yr term, ends 2024) Keith Davis (a 2 year term, ends 2024)