

**Minutes of the
2017
ANNUAL MEETING
of
VALHALLA NINE ASSOCIATION**

December 5, 2017

A) CALL TO ORDER

The 2017 Annual Meeting of Valhalla Nine Association was called to order at 5:00 p.m., December 5, 2017 by President Chaffee in the Valhalla Viking Room.

B) ROLL CALL

Owners present were: Beaver, Matthys, Sawatzky, D. & L. Smelzer, Anderson, Chambers
Dickman. Chaffee

Those represented by proxy were owners of units 13, 14, 18, 26, 36, 37
Proxy's are attached

A quorum was present. (60.4%)

Stacy Hrtanek was also present.

C) PROOF OF NOTICE OF MEETING

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

D) READING OF THE MINUTES

Reading of the minutes of the December 2016 annual meeting was waived and a motion to approve the minutes as written was made by Dickman, seconded by Beaver, motion carried.

E) REPORTS OF OFFICERS:

PRESIDENT

President Chaffee reported that new laundry tubs/faucets for each floor were installed in Building #9 in 2017 at a total cost of \$ 467.59 (\$19.48 per unit).

SECRETARY None

TREASURER

President Chaffee led the discussion of the 2017 financial statement.

The 2018 Estimated Budget was discussed. It was noted that in 2018 there will be an increase in our HOA dues because our income is short in the amount of \$5000.

The fees are as follows:

Ownership %	Current	Increase	New HOA
4.50%	327.71	18.75	346.46
4.40%	320.43	18.33	338.76
3.80%	276.73	15.83	292.56
3%	218.47	12.50	230.97

There will be an increase in the 2018 “reserve fund” by special assessment because it is short \$9,740 for the year.

The special assessment is as follows:

Ownership %	Amount of Assessment
4.50%	438.00
4.40%	429.00
3.80%	370.00
3%	292.00

Full payment of this assessment will be due April 1, 2018. However, if you wish to make monthly installments they can be made over the 12-month period (Jan 2018 through December 2018).

F) REPORTS OF COMMITTEES

None

Stacy Hrtanek, Valhalla Manager, gave her progress report for 2017. 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 Anderson and seconded by Beaver and carried that Valhalla #9 give its caretaker a Christmas gift of \$200 (\$8.34 per unit) in December 2017.

A motion was made by Dickman and seconded by Beaver that we instruct our Master Board Representative Chaffee to bring a motion to the Master Board to draw up a list of requirements by landlords to use in qualifying prospective renters throughout the Valhalla Complex. Motion passed.

A motion was made by Dickman and seconded by Chambers that the second and third floor hallways be painted. Motion carried.

A painting committee was formed chaired by Chambers with the following owners volunteering to help:

Beaver
Chambers
Dickman
Anderson
Sawatzky
Matthys
Chaffee

A motion was made by Chambers and seconded by Beaver that we carpet our front entrance stairways with a high quality carpet in 2018. Motion carried. Directors will be in charge of selecting the carpet.

I) NOMINATION OF NEW DIRECTORS

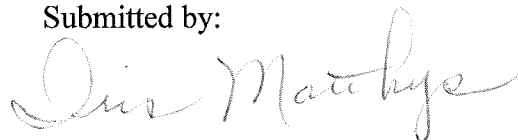
Michael Chaffee and Iris Matthys were nominated as candidates for directors. There were no further nominations.

J) ELECTION OF NEW DIRECTORS

A motion was made by Beaver and seconded by Dickman that Michael Chaffee and Iris Matthys be elected as directors for 2018, 2019 and 2020. They were unanimously elected to each serve a 3-year term.

The meeting was adjourned at 5:55 pm.

Submitted by:



Iris Matthys, Secretary

Directors terms

Iris Matthys	2018, 2019, 2020	(a 3-year term)
Michael Chaffee	2018, 2019, 2020	(a 3-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)