

**MINUTES OF THE
2018
ANNUAL MEETING
of
VALHALLA NINE ASSOCIATION**

December 15, 2018

A) CALL TO ORDER

The 2018 Annual Meeting of Valhalla Nine Association was called to order at 12:00 p.m., December 15, 2018 by President Michael Chaffee in the Valhalla Party Room.

B) ROLL CALL

Owners present were: Beaver, Orr/Gumbusky, Matthys, Sawatzky, Anderson, Chambers K&G Davis, Chaffee

Those represented by proxy were owners of units: 11, 14, 18, 24, 26, 32, 36, 37.

A quorum was present – 61.60% representation

Stacy Hrtanek and Dan Bredesen 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 was presented by President Chaffee. A Copy of the notice is made a part of these minutes.

D) READING OF THE MINUTES

A motion to waive the reading of the minutes of the December 5, 2017, annual meeting was made, seconded and carried.

E) REPORTS OF OFFICERS:

PRESIDENT Michael Chaffee reported that the second and third-floor hallways and laundry rooms were painted in 2018.

A schedule of preventive maintenance for Building #9 has been set up and will be adhered to in the remainder of 2018 and 2019.

Valhalla's Resident Policies have had many updates and changes this year. A new policy

manual
is available to all owners. He stated he was a member of the committee that worked on this project.

SECRETARY No report.

TREASURER

President/Treasurer Chaffee led the 2018 financial statement discussion.

President/Treasurer Chaffee led the explanation of the 2019 estimated Budget and a motion was made by Monica Anderson and seconded by Iris Matthys to accept the Budget as presented.

The Budget included the following HOA increase:

% of Ownership	Increase amount	2019 Monthly HOA
4.5%	\$57.95	\$404.31
4.4%	\$56.56	\$395.32
3.8%	\$48.85	\$341.41
3.0%	\$38.57	\$269.54

GENERAL MANAGER

Stacy Hrtanek submitted a written report of 2018 highlights and announcements for 2019. That report is attached and made a part of these minutes.

F) OLD BUSINESS

We are still searching for carpeting for the front entrance stairway and landings. It was suggested by Dan Bredesen, our maintenance manager, that we meet with the people from Service King carpet cleaning to give us advice on the wearability/cleanability of different kinds of carpet.

G) NEW BUSINESS

A motion was made seconded and carried that the caretaker receive a \$400 Bonus for the year 2018.

A motion was made seconded and carried that Building #9 purchase a new vacuum cleaner.

A motion was made seconded and carried as follows:

In order to reduce squeaky floors, the policy should be: whenever a 2nd or 3rd level the owner is replacing flooring, the owner should contact the Valhalla maintenance department to have the subfloor fasteners tightened before the new flooring is installed.

All owners need to be made aware of this policy.

H) ELECTION OF NEW DIRECTORS

A motion was made by Michael Chaffee and seconded by Monica Anderson that Kurt Beaver and Pat Chambers be nominated as directors and they were unanimously elected to serve a 3-year term (2019-2020-2021).

I) ADJOURNMENT

The meeting was adjourned at 12:55 pm.

Respectfully submitted by :

Iris Matthys

DIRECTORS

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

Patricia Chambers 2019, 2020, 2021 (a 3-yr term) Kurt Beaver 2019, 2020, 2021 (a 3-yr term)

Monica Anderson 2017, 2018, 2019 (a 3-yr term)