

Building Two Annual Meeting
February 28, 2022
5:30 pm

Present: Brian Kroeger, Jenney Kroger, Doris Brandt, Tiffany Strande in person and eight owners by proxy representing a total of 58.8% of the Building Two owners.

Also Present: Chris Robson - General Manager.

President Brian Kroeger led the meeting .

- **The Parking Lot Project has been completed except for seeding grass and some shape-up.**
- **All bills are paid except for about 3% held back for seeding and shape-up.**
- **Building Three is in good shape financially.**
- **There will be no assessment or increase in HOA fees this year.**

General Manager Chris Robson presented the Valhalla Two Association's - 2021 Report.

- **See Attachment.**

New Director: Jenney Kroeger was elected.

Building Three Board Positions:

- **Brian Kroeger - President. Term ending - 2023.**
- **May Jessuph - Secretary. Term ending - 2023.**
- **Jenney Kroeger - Treasurer. Term ending - 2024.**

The Annual Meeting was adjourned at 6:43 pm.

Minutes Respectfully Submitted By:

- **Chris Robson**

Valhalla Management's Annual Report 2021

Valhalla Two Association

Association Update

2021 was a good year for building 2. The building was lucky to not have any major issues that cost a lot of money or caused any major damage. The parking lot project was completed, and the year ended on a good note!

Parking Lot Update

The parking lot project was off to a late start in 2021 due to a wet spring. However, the project finally kicked off in July and was finished in mid-November. There are still a few things that Rochester Sand & Gravel need to complete in the spring once the snow melts and the ground thaws like some re-grading of the topsoil and re-seeding some areas. We have withheld a portion of the bill from them until those items are completed. The total amount of the project once completed comes to \$100,588.70 plus \$22,617.21 for the shared portion which is the driveway and parking lot at the office area.

Governing Document Update

In September of 2019, the Master Board approved updating Valhalla's governing documents. This project was also delayed due to COVID19 and the physical meeting restrictions. However, after many meetings, discussions, and clarifications the final draft of the documents was distributed and approved by owners and mortgage holders.

Thank you to all the board members that have spent many hours reviewing these documents. This was no small feat!

Amenities

In 2021, it was found that the dehumidification unit housed in the attic above the indoor pool had failed. This unit controls the pool and fitness areas humidity, keeping moisture levels at the appropriate ranges. Due to the age of this unit, and the scarcity of parts and materials we are currently experiencing, it took over 3 months to get the required parts to repair the unit. The repair finally took place at the end of 2021, and the system is now operating normally. The long term recommendation is to potentially replace the entire unit, which a portion of that replacement has been included in the shared reserve budget.

In addition, the outdoor pool also had one of the water pumps fail. We were able to replace the pump with a new one, however there is a change in the law in 2022 regarding the type of pumps that can be used. Management made the decision to order additional pumps prior to that law change to have on hand, as the new "standard" for pumps are substantially more expensive than the older style pumps that are currently in use.

Spectrum

Valhalla has a bulk contract with Spectrum providing internet and basic cable to every unit. This three-year contract ended in January 2022. As a result we were automatically renewed for another year. With these

services accounting for a large portion of the association's shared budget, owners can expect another survey on whether this amenity should continue and be part of Valhalla's HOA dues. We are also considering switching to another provider, MetroNet as part of this survey, so keep your eyes open and please participate in the survey.

Landscape Contract

In October of 2021, the Master Board approved contracting with Stealth Mowed for all of our groundskeeping needs in 2022. MC Outdoor previously had Valhalla's mowing contract since 2018. Our new vendor comes at a substantial cost savings, and are also more environmentally friendly than our previous contractor, as the majority of the equipment they use will be electric. It should also reduce the noise when mowing and trimming occur as well.

Board Nomination Form

Due to remote annual meetings being prohibited by Minnesota State Statute we will be conducting board nominations through the mail. Therefore, we ask for your prompt response. Should you be interested or know someone that you feel would be a good addition to the Association's Board, please fill out the enclosed nomination form and return it to the office by the stated due date. **PLEASE** make sure the person you may nominate is aware of the nomination and has given support to do so. Following the forms submissions, management will reach out to the nominees confirming their desire to represent the Association. Ballots will then be created and mailed to owners for an official vote. After ballots are tallied, the new board will be formed. Following the election of the new board of directors, those directors will have a meeting to select the officers for the coming year. Officers are not elected by owners, they are elected by the board of directors.

2021 Board of Directors- 3 to 5 member board, 3 year terms

Brian Kroeger- President terms 2023

May Jesseph – Secretary terms 2023

Jenney Kroeger - Treasurer terms 2021

Should you have any questions about the enclosed material, please do not hesitate to contact the office.

Sincerely,

Chris Robson, General Manager