

**Valhalla Four Association
Annual Meeting**

December 6, 2016

Call to Order:

The 2016 Annual Meeting of Valhalla Association 4 was called to order at the Valhalla Party Room on December 6th, 2016 at 5:31 pm.

Roll Call:

The owners present were Gary and Sherry Hareldson (11), Mike Laude (13, 22) Dubravka Stupar (16, 18), Jacqui Grothe (14), Louis & Judy (General Manager) Ohly (31, 33, 38, 25), and Conner Stringer (17). Owners represented by proxies were 16.2% with a total representation of 61.9%

Proof of Notice of meeting:

Proof of notice was presented at the meeting. Notice was mailed to all owners November 2, 2016

Reading of the Minutes of Preceding Meeting or Waiver:

By motion, reading of the 2015 minutes was waived. The minutes stand approved as presented.

Reports of Officers:

President – Mike Laude commented on larger expenses in the year. Such as surveillance installation and equipment, new lighting installation and equipment, heater repair expenses, and cleaning service charges.

Treasurer (Saad) was not present. Judy represented treasurer and discussed the budget. We discussed the 2015 budget and adopted the 2016 estimated budget. By motion, the HOA fees were increased to adjust for additional budgetary demands in the future. It was noted that with the HOA fee increase, an

authorization form would need to be signed by all owners that pay by direct deposit. This form will go out with the increase letter.

Secretary – No report

Report of the Manager:

Judy presented her information via paper hand out.

Unfinished Business:

None

New Business:

By motion, \$150 bonus paid to the caretaker of building 4.

Back entry window replacement was discussed as a potential future issue in 2017 or later. Some windows are starting to show needed replacement.

The maintenance department is no longer servicing garbage disposals because of the expense they cause to the aging infrastructure at Valhalla. If you have a problem with your disposal, maintenance will remove it at no cost to the owner. The owners of Building 4 are encouraging you to call the office to have your disposal removed.

Nomination & Election of New Director

The term for Saad Attala has expired. Judy Ohly was nominated and elected as director to a 3 year term. Her term will start when she is no longer general manager in May. The interim is currently being monitored by the President and Secretary.

Motion to Adjourn:

Was unanimously passed at 6:34 pm

Meeting minutes respectfully submitted by Mike Laude