

Minutes of
Valhalla One Association
Board of Directors Meeting

In attendance were Kate Devries, President; Michael Chaffee; Rodney Spencer; and Stacy Wilhelm, General Manager.

The board met in the Valhalla Party Room with the option of remote attendance on July 29th, 2020 at 6PM, to discuss the 1st draft of the Governing Documents and other building issues.

Stucco Repair: The board reviewed a bid from Caliber Stucco to repair two areas on the building where the stucco has failed, and approved the repairs.

Carpet Replacement: The board reviewed bids for replacement of carpet in the building and has tabled the project.

Building Repainting: The board reviewed bids for repainting the common areas of the building. It approved a detailed bid from Rochester Painting Company, a known vendor, to be funded wholly from reserves.

Declaration Draft: After a thorough review, the board recommends explicitly banning pets in Building One, except where required by law.

By-Law Draft: After a thorough review, below are topics of note:

- The board recommends changing the number of directors to a minimum of 3 and a maximum of 5.
- The board recommends removing the requirement of being an owner to serve as a board member.

Articles of Incorporation Draft: After a thorough review, the board discussed the stated registered office of the association. The draft states it is the office of our attorney Smith Jadin Johnson. The board recommends changing this to the Valhalla Office, 342 Elton Hills.

After the recommended changes are made by the attorney, the documents will be distributed to owners for review and approval.

With nothing further to discuss, the meeting was adjourned at 6:29 PM.

Respectfully,

Rodney Spencer