

Minutes of  
*Valhalla Nine Association*  
*Board of Directors Meeting*

In attendance were Monika Anderson, President; Michael Chaffee, Iris Matthys, Pat Chambers, Kurt Beaver, and Stacy Wilhelm, General Manager.

The board met in the Valhalla Party Room with the option of remote attendance on August 12<sup>th</sup>, 2020 at 5PM, to discuss the 1<sup>st</sup> draft of the Governing Documents and other building issues. The governing documents update was approved by the Master Board in September of 2019 and part of 2020's budget.

*Stucco Repair:* The board reviewed a bid from Caliber Stucco to repair areas on the building where the stucco has failed. It was also discussed that Caliber's bid includes investigation of the areas to find the source of the problems.

*Declaration Draft:* After a thorough review, below are topics of note:

- The board recommends keeping the current lease length of 30 days.
- The board also recommends adding a rental cap of 50%.

*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.
- Also, removing the requirement of being an owner to serve as a board member.
- Changing the requirement of board meetings from quarterly, to the current three times a year.

*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.

The board further discussed a move in/move out deposit required by landlords. Michael was asked to prepare a draft policy for Building 9 residents to be reviewed by the Board.

Additionally, the board discussed that residents continue to violate the no-smoking policy for the building. Board members were urged to report the violations to the office, and that all reports are kept anonymous. The current complaint policy states, complaints are to be verified by another person, or by a photo/video evidence. It was furthered that the building's directors are voted in by the building's membership and given the authority to uphold and enforce the buildings policies. It was recommended that should a director submit a complaint to the office verification would not be needed.

With nothing further to discuss, the meeting was adjourned at 5:51 PM.

RESOLVED, to accept the proposal from Caliber Stucco for the building's repairs.

FURTHER RESOLVED, smoking violations do not need to be verified by another person, if the report is made by a board member.

Respectfully,

Stacy Wilhelm