

**Valhalla Building 3 Association
Annual Meeting
December 6, 2018**

Roll Call:

Owner's Present: Kathleen Stehr, Brian Kroeger, David Hebrink, Joan Underwood, Carole Drath, Larry Kirkland, David Carlson, Jeff Loftus, Kathy Schwartz, Darlene Ziemann, Russell Boyd.

The owner's represented 57.6% and owner's by proxy 30.3% with a total of 87.9% owner's present.

- Also present: Stacy Hrtanek - General Manager and Dan Bredesen - Maintenance Supervisor.

Call to Order of Valhalla Association Three:

The Annual Meeting was called to order on December 6, 2018 at 6:02 p.m.

Proof of Notice of Meeting:

Proof of Notice of the Annual Meeting was presented.

Reading of 2018 Minutes:

Reading of the preceding meeting minutes was waived and the minutes were unanimously approved.

President's Report:

President Kroeger reported on the events, progress, and decisions made in 2018 that affect the 2019 budget.

- A 12.5% increase in the HOA fees was proposed and approved for the 2019 budget.
- New monthly HOA fees: 4.5% = \$399.59, 3.9% = \$346.31, 3.1% = \$275.27.
- President Kroeger stated that Valhalla is feeling the effects of the DMC and specifically Valhalla staff has had a high turn-over rate in 2018.
- The community is hopeful to improve our staff retention with improved payroll and employee benefits.
- The break-down of added expenses included a newly implemented employee health-care plan, an update to Spectrum TV /internet service, payroll, garbage removal, utilities and office support.
- The Spectrum package was a great accomplishment because we were able to add internet service for a cost of about \$11.43 per unit and we received a \$28,000 rebate from Spectrum.
- The garage roofing project was completed in 2018.
- The Building Three Reserve Fund is funded at 10% which is the recommendation of the Federal Government.

Unfinished Business / New Business:

- New windows for Unit 32.
- Air purifiers will be installed on each floor - 2 per floor.
- Repaving the Valhalla parking lot and fixing the drainage problems around the buildings.
- Updating the outside lighting
- New Valhalla signage.
- Valhalla Reserve Study.

Treasurer's Report:

- Treasurer Carlson reported that Building Three saved money with the new more efficient boiler system and also stated we saved about \$10,000 with the new water- backflow system.

Secretary's Report / Valhalla Recreation:

- Outdoor pool update - Eating snacks and alcoholic beverages are now allowed on the pool deck.
- The indoor recreation area will be open for residential use 24/7.

General Manager's Report:

- See attachment.

Nomination of New Directors:

- Russell Boyd and Carole Drath were nominated and were voted on unanimously to accept the open positions on the Building 3 Board of Directors.
- President - Brian Kroeger, Secretary - Kathy Schwartz, Treasurer - Carole Drath, Members - Russell Boyd & Jeff Loftus.
- The rotation of directors in 2020 will be Kathy Schwartz and Carole Drath (David Carlson replacement), Brian Kroeger and Jeff Loftus in 2021 and Russell Boyd in 2022.

Motion to Adjourn:

- The motion to adjourn was unanimously passed at 7:05 p.m.

Meeting Minutes Respectfully Submitted By:

- Kathy Schwartz - Secretary