

Minutes

Valhalla Two Association

Board of Directors Meeting

October 10th

4:30 pm

In attendance were Mike Fenske, President, Brian Kroeger, Renee Bailey, Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager.

Unit foreclosure update- The Board discussed the current foreclosure status of a unit in Association Two. Association Two placed a lien on the unit after management could not collect the owners' outstanding balance. With the Sheriff sale yielding no bidders, Valhalla Association Two will now own the unit following the redemption period. The Board further discussed the two main objectives if/when the Association sells the unit; recouping the lost association fees and getting a new owner in the property that will pay going forward. Management will update the Directors as more information becomes available.

Inspection Result 2019- Following unit inspections, it was noted that unit 28 needed a patio door replacement. With that the positive year the Association has had financially, the board approved moving forward with the unit's replacement.

Boiler replacement- The Board discussed replacing the building's boiler. After discussing the four obtained bids, and the current condition of the existing boiler, the Board decided to hold off on the replacement until after the pending parking lot project was completed.

*Preliminary 2020 Budget review-*The board reviewed the preliminary drafts budgets for 2020. With the Association reflecting both a budgetary and reserve shortage, increases will be needed. The Board further discussed the owners' options of payment that will be decided during the Association's annual meeting.

Option 1, keeping 2019 HOA dues the same for 2020 and assess both the budgetary and reserve shortage as one lump assessment.

Option 2 increasing the HOA's monthly dues to support the budgetary shortage and assessing the reserve shortage separately.

Copies of the budget, along with the breakdown reflecting changes from 2019 to 2020 will be in the owner's packet for the Annual meeting.

With nothing further to discuss the meeting was adjourned at 5:05 pm.

Submitted by,

Stacy Wilhelm