

**MINUTES OF THE
2019
ANNUAL MEETING
of
VALHALLA NINE ASSOCIATION**

December 16, 2019

A) CALL TO ORDER

The 2019 Annual Meeting of Valhalla Nine Association was called to order at 5:30 p.m., December 16, 2019 by President Michael Chaffee in the Valhalla Viking Room.

B) ROLL CALL

Owners present were:

Matthys	Sawatzky	Dickman
Or/Gumbusky	Anderson	Chambers
K/G Davis	Chaffee	L/J Smelzer

Those represented by proxy were owners of units: **11, 12,,14, 15, 18, 22, 24, 27, 35, 36**

A quorum was present – **79%** representation

Stacy Wilhelm and Dan Bredesen were also present.

A copy of the roll call is attached and made a part of these minutes.

C) PROOF OF NOTICE OF MEETING

Proof of notice was presented . A Copy of the notice is made a part of these minutes.

D) READING OF THE MINUTES

A motion to waive the reading of the minutes of the December 15, 2018 annual meeting was made by Marge Dickman seconded by Monika Anderson; motion carried.

E) REPORTS OF OFFICERS:

PRESIDENT Michael Chaffee reported that new cameras have been installed:

2 at front entrance	1 at rear entrance	utility room (1st flr)
1st floor laundry room	2nd floor laundry room	3rd floor laundry room

They have been installed in all of the buildings. He reported that in one of the buildings they were put to use immediately to solve a couple of issues that came up.

SECRETARY New carpeting has been installed in the front entrance stairway and landings. The

landscaping edging needs to be redone in certain areas. The new vacuum cleaner is working out very well. (Purchased in January of 2019) It was noted by Ginger Davis that the last time the carpet was replaced was 1989, 30 years ago. It was noted by Monika Anderson that we need a larger outdoor front door mat.

TREASURER President/Treasurer Chaffee led the 2019 financial statement discussion. He pointed out that since “there are no longer pool supervisors, the Master Board approved the reallocating of funds designated for the pool supervisors' wages (approximately \$10,000) to go toward the installation of an automated gate. The gate not only closes automatically on a daily timer but is also equipped with an exit-only operator. Residents who remain in the outdoor pool area after the gate has closed for the night will have the ability to exit but not to re-enter.”

President/Treasurer Chaffee led the explanation of the 2020 Annual Budget. It was noted that there is a shortfall for 2020 in the amount of \$38,439. A motion was made by Michael Chaffee and seconded by Pat Chambers that we have a special assessment to pay for this shortfall, and that the options to pay would be as follows:

**Make 12 equal monthly payments - final payment due December 31, 2020
Pay in a lump sum which would be due October 31, 2020**

Motion carried. (figures explaining the shortfall are shown on page 12 of the 2019 annual meeting packet).

Amount of shortfall owed for various percentages of ownership is as follows:

4.5%	\$1,729.75
4.4%	\$1,691.31
3.8%	\$1,460.68
3.0%	\$1,153.17

There was no increase in the HOA fees for 2020

A motion to accept the 2020 annual budget as presented was made, seconded and carried.

REPORT OF GENERAL MANAGER Stacy Wilhelm submitted a written report for 2019 with information on the following:

Committee Restructuring	Parking Lot	Governing Doc. Re-write
Audited Financial Statements	Reserve Studies	Pool Supervisors

That report is attached and made a part of these minutes.

Stacy also made available a report titled Valhalla Master Board Approved Parking Lot Changes with a drawing of the future parking lot on the back side, a copy of which is attached and made a part of these minutes.

F) **UNFINISHED BUSINESS** No unfinished business.

G) NEW BUSINESS

Keith Davis asked if Building #9 had a disaster plan for the building. He was informed that there was none, so as a result of his inquiry a Disaster Plan Committee was formed. Those who volunteered to be on the committee are as follows:

Keith Davis

Pat Chambers

Monika Anderson

President Chaffee instructed them to gather all the information they can find and present their findings to Valhalla 9 Association at our 2020 annual meeting.

A motion was made by Monika Anderson and seconded by Pat Chambers that the caretaker receive a bonus for 2019, and after discussion, the amount decided upon was \$300. Motion carried.

H) NOMINATION/ELECTION OF NEW DIRECTORS

A motion was made by Michael Chaffee and seconded by Iris Matthys that Monika Anderson be nominated as a director and she was unanimously elected to serve a 3-year term (2020-2021-2022).

I) ADJOURNMENT

A motion was made by Patricia Chambers, seconded by Monika Anderson that the meeting be adjourned. The meeting was adjourned at 6:25 pm.

Respectfully submitted by :

Iris Matthys, Secretary

DIRECTORS

Iris Matthys 2018, 2019, 2020 (a 3-yr term) Michael Chaffee 2018, 2019, 2020 (a 3-yr term)***
Patricia Chambers 2019, 2020, 2021 (a 3-yr term) Kurt Beaver 2019, 2020, 2021 (a 3- yr term)
Monika Anderson 2020, 2021, 2022 (a 3-yr term)