

# Valhalla One Annual Meeting Minutes

**Date:** June 16, 2025 @ 6:30 PM

**Location:** Valhalla Conference Room

**Attendance:** Kate DeVries, Steve Roe, Michael Chaffee, Rodney Spencer (via phone), Jill Bailey, Rachel Schendel, Amir Nazem, Jessica Braun (via proxy), Kevin Krippner (via proxy)

**Minutes submitted by:** Rodney Spencer

## Secretary's Report

- Nothing to report beyond the published meeting notes.
- Last year's meeting minutes were approved.

## Caretaker Feedback

- Feedback on the new caretaker has been excellent.

## Maintenance & Repairs

- Front step repairs required for safety reasons and contracted to Clark Concrete, who are doing concurrent work in the complex.
- Additional issues are under review for preventative repairs.

## Smoking Policy

- Smoking is only permitted 50 feet from the building, near the garbage enclosures and yellow snuffers.

## Parking Lot Update

- The parking lot will receive a seal coat from June 30 to July 4, 2025.

## Treasurer's Report

- An HOA fee increase will be required this year.
- No special assessment is planned.
- New HOA fee schedules have been printed.
- Major preventative maintenance projects are anticipated.

## General Manager's Report

- Insurance premiums for common areas are increasing by approximately 50%.
- Recognition of Jill Bailey, new General Manager, for identifying gaps in the prior insurance policy—critical issues such as:
  - Snow-related slip and fall coverage
  - Plow damage
  - Pool-related incidents
  - General officer liability
- Jill's leadership has resulted in significant cost savings:
  - Eliminated rug rental service, saving several thousand dollars
  - Replaced waste management with Harter's, achieving substantial savings
  - Engaged a new groundskeeping service with better service and lower-cost software
- Plunkett's Pest Control: Building One was historically overcharged for pest control and contractual services. A \$17,000 refund was deposited into the building account last week covering the past three years. Further investigation is underway.
- Historical Note: Building One turned 55 years old this year, making it one of Rochester's oldest condominium communities.
- Call for Participation: Owners are encouraged to consider serving on the board.

## Unfinished Business

- No unfinished business.

## New Business

- **2025 Budget** – An HOA fee increase was discussed and supported.
- **Board Elections** – The following board members were elected to serve two-year terms:
  - Michael Chaffee
  - Steven Roe
  - Rodney Spencer
  - Amir Nazem

## Officer Appointments

- Michael Chaffee was elected as Treasurer
- Rodney Spencer was elected as Secretary

## Adjournment

- The meeting was adjourned at 7:29 PM. The next board meeting will be announced when scheduled.