Valhalla One
Board Meeting Minutes
December 1, 2025 – 6:30 pm

Board Members Present:
Kate DeVries, Michael Chaffee, Rodney Spencer, Steven Roe

Also in Attendance:
Jill Bailey

All owners were invited and able to comment.

Camera System
The board discussed that the current camera system is dated and has recurring reliability issues. Cameras are covered in the reserve study, and the board intends to plan for this upgrade.

Bridge Project
Contractors and maintenance personnel advised that the existing bridge shows age-related deterioration and recommended planning for replacement in 2026.

Two bids were received:

- WeatherShield: $36,786
- Ben Gotzke: $35,076

A third bid is pending.

The board will also obtain pricing for an option that connects the bridge and the sidewalk. This project remains a top priority and is treated as a reserve-funded capital item.

Reserves and Financial Planning
The board reviewed current reserve and operating balances and noted that reserves are above the minimum levels recommended in the reserve study.

Motion: Increase the monthly transfer to reserves from the current amount to $600 beginning with the next scheduled transfer.
Motion made and seconded. Approved unanimously.

Windows
During recent window work in the front entryway, another window was identified as having shifted out of position and requiring replacement. The board will obtain bids for this repair. The treasurer proposed reviewing the association's long-term building window policy and offered to research options and prepare a proposed guiding policy.

Tree Branches
The board discussed overhanging tree branches from neighboring non-Valhalla properties that pose a risk to buildings and vehicles. Letters will be sent to the neighboring property owners notifying them of the concern.

Entryway Ceiling Fan
A bid of approximately $900 was obtained for the entryway ceiling fan project. The board will seek an additional bid before proceeding.

Plunkett's Service
Motion: Renew Plunkett's pest and rodent control service for 2026.
Motion made and seconded. Approved unanimously.

Annual Meeting and Proxies
The board encouraged all owners to assign proxies if unable to attend the annual meeting to help ensure quorum.

Caretaker Bonus
Motion: Approve the annual caretaker bonus of $400, consistent with past years and positive performance feedback.
Motion made and seconded. Approved unanimously.

The meeting adjourned at 7:45 pm.

End of minutes.