

Building Two Annual Meeting

March 6, 2024

5:30 pm

Present: Brian Kroeger, Jenney Kroeger, Lou Only, Doug Koch, James Wheelock in person, representing 27.3% and 30.8% via proxies for total of 58.1% of Building Two owners.

Also Present: General Manager - Chris Robson, Jill Bailey.

President Brian Kroeger led the meeting .

President's Report:

- Required 20% in person or proxy for a quorum has been met.
- Front entry stairs & walkway project repair is complete.
- Drainage and landscaping project is complete.
- General Manager Robson answered any questions owners may have had
- Unexpected 2023 Income Tax payment due from the sale of Unit 17 in 2022.
 - State - \$935.17
 - Federal - \$17,855.72
 - Total - \$18,790.89

Treasure Brian Kroeger presented & reviewed 2024 budget:

- There will be no increase the HOA dues. Here are the amounts:
- Effective April 1st, as follows:
 - 5.8% - \$584.88
 - 4.4% - \$443.70
 - 3.7% - \$373.11
- Building 2 has voted for a special assessment in order to cover most of the reserve shortfall of \$20,349.
 - 5.8% - \$778.30
 - 4.4% - \$590.44
 - 3.7% - \$496.50

General Manager Chris Robson presented the Valhalla Two Association's - 2022 Report.

New Directors: Lou Ohly and James Wheelock were elected.

Building Three Board Positions (5):

- Brian Kroeger - President. Term ending - 2026. - (Re-elected)
- Julie Thompson - Secretary. Term ending - 2025.
- Jenney Kroeger - Treasurer. Term ending - 2024.
- Lou Ohly. Term ending - 2026.
- James Wheelock. Term ending - 2026.

The Annual Meeting was adjourned at 6:19 pm.

Minutes Respectfully Submitted By:

- Brian Kroeger