

Minutes of the
ANNUAL MEETING
Valhalla Ten Association

The 2016 Annual Meeting of Valhalla Ten Association was held at the Valhalla Party Room, Rochester, MN at 6:15 PM on 08 December 2016.

ROLL CALL was taken and proxies counted. A quorum being present, the President, Elaine Wiegert, called the meeting to order and announced the meeting was duly constituted and ready to proceed with business.

PROOF OF NOTICE OF MEETING was presented. The notice was mailed on 03 November 2016 to all owners.

READING OF THE PRIOR MINUTES was duly moved, seconded and unanimously carried that the reading be waived, and the minutes approved as printed.

PRESIDENT WIEGERT REPORTED that the following items were accomplished this year – completion of the roof replacement, sidewalk repairs, installation of a security system, implementation of a smoking ban, introduction of a new policy regarding enclosed balconies, replacement of the hall and laundry room lighting, and replacement of the large pine tree with a larch.

TREASURER WOJICK REPORTED on the financial statements. In general, operating income and expenses were kept within the 2016 Budget. The following items were expenditures in excess of \$1,000 - \$67,300 for the roof, \$2400 for the security system, \$11,000 for the lighting, \$34,000 for sidewalks and landscaping, \$2,680 for patio door replacement and balcony repairs. Due to policies from the master board regarding reserves and the existing outstanding master board assessments it is necessary for an approximate 15% increase in monthly association fees. A letter will be sent next week to all owners detailing their new monthly HOA fee, effective January 2017.

SECRETARY CHAFFEE – No report

COMMITTEE REPORTS – CHAFFEE REPORTED on the activities of the Entrances Committee. Due to the following issues the committee was unable to get the entrances and building stucco work done during 2016 - limited stucco expertise in Rochester, the project is too big for small construction firms and too small for large construction firms, and the high level of construction projects in Rochester causing many companies to be unviable for the work. After nearly two years of effort a quote for the repairs to the entrance has been from Key Builders. The total, including architect fees, is \$95,000. W.E. Nelson Stucco also provided an estimate of \$20,000 for stucco repairs. However, the amount included the entrances, which will be done by Key Builders. Therefore, it is expected the stucco work on the rest of the building will be much less than the estimate from W.E. Nelson. In summary, the work will be done next year, and it is expected to be close to what has been already budgeted and collected with the roof assessment.

MANAGER OHLY submitted a written report. She also announced her resignation effective May 2017.

NEW BUSINESS: The following issues were discussed:

- Residents on the first floor continue to smoke in defiance of the smoking ban. The process for reporting violations was explained. Valhalla management needs a complaint from at least two people. A hearing with the identified violation of the smoking ban will then be held at the next Master Board meeting. The first violation of Association policies may result in a maximum \$50 fine and the second violation may result in a maximum \$500 fine. The maximum fee increases \$250 for each successive violation of Association policies.
- It was decided the new balcony policy needs to be examined and potentially revised.
- Carmen Gartner reported that Building Safety requires that the laundry room doors always remain closed.

DIRECTORS – the terms for Elaine Wiegert and Aarke expired. Elaine Wiegert and Derick Behrends were duly nominated and unanimously elected to 3-year terms as Director. In addition, Pat & Keith Talen resigned. Connie McKenzie was duly nominated and unanimously elected to finish her term.

There being no further business the meeting was adjourned at 7:30 PM.

Submitted by Michael Chaffee, Secretary.