

## Minutes of the Valhalla Building Six Association Annual Meeting

The 2019 Annual Meeting of Valhalla Six Association was held at the Valhalla Party Room, Rochester, MN at 5:30 PM on 13 December 2019.

ROLL CALL was taken (27.77%) and proxies counted (38.89%) for total representation of 66.6%. Derick Behrends, Kathryn St. Claire, Louis Ohly, Linda Campbell, and Dale Nasby (arrived late) were present. Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager also were present. A quorum being present, the President, Louis Ohly, called the meeting to order at 5:30pm 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 08 November 2019 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 Ohly REPORTED he had no report.

TREASURER Nasby was not present at the time of reporting. No report.

Discussion ensued on the assessment which was mainly due to the parking lot increase in estimate from 30,000 and 45,000. Discussion on potential future assessments occurred with discussion on the 3-year rolling review of the reserve replacement worksheet. The current reserve worksheet review was completed this year and many items need to be increased. The Master Board decided not to require these reserve worksheet updates this year due to an already large discrepancy for the parking lot. With updates to the reserve worksheet coming next year we agreed that an assessment to cover the potential reserve worksheet shortfall would be likely.

SECRETARY Behrends – No report

COMMITTEE REPORTS – None

MANAGER WILHELM submitted a written report.

UNFINISHED BUSINESS – None

NEW BUSINESS –

Linda Campbell suggested shoveling steps and Warning signs to say that there is no railing and to proceed at your own risk. Lou was asked to bring it up at the next Master board meeting. Next Park and Rec committee meeting is Jan 9<sup>th</sup>. Linda wants to see it addressed sooner.

Kathryn suggested cleaning or repairing the washer on floor 1 so it doesn't ruin her clothes.

Noise concerns were raised and discussion on how to handle it was reviewed. If during normal hours then Valhalla should be contacted, if after hours the police should be contacted. A dog was seen in the building and reporting the violation promptly was discussed.

The following resolutions were duly moved, seconded and unanimously carried:

RESOLVED, that the assessment to cover the Reserve and Budget Shortage be due either in full by 31 October 2020, or the assessment can be paid in monthly payments of a minimum of one-twelfth of the total amount due. A letter will be mailed with the exact amounts due from each owner the and the monthly amount if the owner wants the assessment included with the monthly HOA fee.

FURTHER RESOLVED, that the caretaker receive a bonus this year of \$200.

DIRECTOR term for Derick Behrends expired. Derick Behrends was duly nominated and unanimously elected to another 3-year term as Director.

There being no further business, the meeting was adjourned. No changes were discussed for the President, Secretary, and Treasurer positions so current board member will continue in those roles.

Submitted by Derick Behrends, Secretary