

# MEETING MINUTES

## BOARD OF DIRECTORS FOR BUILDING 9

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Date: June 25, 2025

Time: 6:50 p.m.

Location: Valhalla Party Room

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### **MEETING CALLED TO ORDER**

At 6:50 p.m. by President Kurt Beaver

### **PURPOSE OF THE MEETING**

The purpose of the meeting was to assign the directors' to the positions in which they would like to serve.

### **THOSE PRESENT**

Kurt Beaver  
Iris Matthys  
Connie Sawatzky  
Christian Miksanek  
Michael Chaffee

The assignments are as follows:

Michael Chaffee – President / Secretary  
Kurt Beaver – Master Board Representative  
Christian Miksanek – Treasurer  
Iris Matthys – RAM Board  
Connie Sawatzky - Advisor

### **MEETING ADJOURNED**

6:55 p.m.

MINUTES OF THE  
2023  
ANNUAL MEETING  
of  
VALHALLA NINE ASSOCIATION

February 29<sup>th</sup>, 2024

**A) CALL TO ORDER**

The 2023 Annual Meeting of Valhalla Nine Association was called to order at 6:00p.m., February 29<sup>th</sup>, 2024 by President Michael Chaffee, via zoom in the Valhalla Party Room.

**B) ROLL CALL**

Owners present were:

**Matthys, Sawatsky, Beaver, Davis, Wallin, Chaffee, Manteuffel, Gustason**

Those represented by proxy were owners of units: 26 & 28.

A quorum was present 41.4 representation.

**Chris Robson, General Manager, and Linda & Kerry Castiglioni were also present.**

A copy of the roll call is attached and made a part of these minutes.

**C) Proof of Notice of Meeting**

Proof of notice of meeting was presented and a copy of the notice is made a part of these minutes.

**D) Reading of the Minutes**

Michael Chaffee read the minutes of the last meeting. A correction was made to the minutes as follows: Gene Gustason was present in person and not by proxy. A motion was made by Kurt Beaver to accept the minutes as corrected. Motion seconded by Keith Davis and carried.

**E) REPORTS OF OFFICERS**

**PRESIDENT**

No Report.

**SECRETARY**

*Railings*

At some point in time the railings on the decks of Building #9 need to be replaced. We have been grandfathered in regarding our current railings. At the present time we have three rental units with small children, and these units do not have the newer, safer railings.

These units are inspected by a local inspector every year, and so far, our railings have passed inspection, so there should be no legal issues with them.

*Personal Insurance*

Association insurance, each owner must obtain additional personal insurance coverage at their own expense, covering fire and casualty to the unit and provide the association with proof of insurance as may be requested from time to time by the Board of Directors of Valhalla #9.

**TREASURER**

**Discuss 2023 Financial Statements.**

Chris Robson, Manger, led the discussion on the 2023 financial statement. There was a major expenditure for the water heater in December in the amount of \$15,950.00. There is a shortfall in the amount of \$8,157 in our reserve account, which will be absorbed in the 2024 annual budget.

**Discuss adopted 2024 estimated budget.**

Chris Robson, Manger, went through the line items on the 2024 budget spreadsheet for the increases. The decision was not to raise the 2024 HOA dues.

**REPORT OF GENERAL MANAGER**

The dehumidifying mechanical unit for the indoor swimming pool has been installed behind the recreation building near the office patio. The Master Board has approved the cost of repainting the interior walls of the pool area. Money will come out of the party room fund. Members received information about Butterfly MX, a new intercom installation that would provide more security. The cost would be approximately \$5,245. No decision was made but the matter was deferred to another informational meeting that will be held on April 23<sup>rd</sup>, 2024.

**F) UNFINISHED BUSINESS** No unfinished business.

**G) NOMINATIN/ELECTION OF NEW DIRECTORES**

Gene Gustason nominated Iris Matthys as a director. Nomination seconded by Michael Chaffee and passed. Iris Matthys was elected as a director to serve a 2-year term (2024 & 2025). Linda Castiglioni nominated herself as a director. Nomination seconded by Michael Chaffee and passed. Linda Castiglioni was elected as director to serve a 2-year term (2024 & 2025). Keith Davis nominated Kurt Beaver as a director. Nomination seconded by Michael Chaffee. Motion carried and he will serve a 2-year term (2024 & 2025).

**H) ADJOURNMENT**

Motion was made by Kurt Beaver that the meeting be adjourned, Keith Davis seconded, motion passed. The meeting was adjourned at 7:24 p.m.

Respectfully submitted by:

Iris Matthys, Director

**Directors**

Linda Castiglioni (a 2-year term ends 2025) Iris Matthys (a 2-year term ends 2025) Kurt Beaver (a 2-year term ends 2025) Keith Davis (a 2-year term ends 2024)