

Valhalla Fifteen Association – Annual Meeting of Owners

Minutes

February 26, 2024 – 6:00PM – Valhalla Party Room

Call to Order: President Jill Bailey called the meeting to order at 6:00PM. Welcome directors, owners, guests, and Valhalla General Manager, Mr. Chris Robson.

- I. **Roll Call:** Secretary Danette Anderson took roll call. Quorum of >50% achieved with 90.2% of owners represented in person (38%) or by proxy (52.2%).
- II. **Proof of Notice of Meeting:** Meeting notices were emailed on January 31, 2024. Printed copies were hand delivered to owners living in Building 15 and sent by U.S. mail to owners not living in the building on February 1, 2024.
- III. **Reports of Officers:**
 - a. Secretary's Report – The minutes of the 2023 Annual Meeting of Owners were included in the annual meeting notice. Danette Anderson moved to approve the minutes as written. Kevin Castiglioni seconded. No discussion. Motion carried.
 - b. President's Report – 2023 Building 15 improvement projects outlined in meeting packet
 - c. Treasurer's Report – 2024 Building 15 budget outlined in meeting packet
- IV. **General Manager's Report:** Mr. Chris Robson reported on Valhalla complex projects. The indoor pool remains closed. The new dehumidification unit was received and installation will begin. Ceiling repairs will be completed after dehumidification unit installation. The Valhalla Master Board approved a modest budget to paint the walls in the indoor pool area following the ceiling repairs. The goal is to reopen the indoor pool by the end of March 2024. No questions posed from attendees.
- V. **Unfinished Business:** None
- VI. **New Business:**
 - a. 2024 Budget – Mr. Chris Robson reported the Valhalla Fifteen 2024 budget required no increase in monthly HOA fees. The budget is similar to the 2023 budget. Reviewed highlights and notable changes in the line-item budget including increased building equipment, increased caretaker supplies for supplies and equipment needed to care for the new flooring and related to painting touch-ups, and adjustments to water and sewer based on rate increases passed by utility providers. Shared complex-wide common element expenses included increases in rec expenses and utilities, decreased expenses for indoor pool (window refinishing) and outdoor pool (concrete repairs) improvement projects completed in 2023, and decreased legal expenses. Payroll and payroll overhead (payroll taxes) decreased due to reduced staffing in Maintenance. Disability/Life (employee benefits) increased for Master Board approval to provide a new benefit of health insurance to full time employees. Office expenses decreased due to completion of the 2023 office remodel project. Office equipment expense up slightly for upcoming replacement of obsolete computers. No questions posed from attendees.

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VII. Nomination and Election of New Directors:

- a. Presentation of Written Nominations – Seven (7) open positions on the Valhalla Fifteen Association Board of Directors. Copies of the board nomination forms provided at the meeting. Written nominations included:
 - i. David Aries
 - ii. Wayne Jasperson
 - iii. Carol Sabatke
 - iv. Pam Burton
 - v. Christina Block
 - vi. Danette Anderson
 - vii. Jill Bailey
 - viii. Linda Castiglioni
- b. Nominations from the Floor – President Jill Bailey called for nominations from the floor three (3) times. No nominations from the floor. President Jill Bailey closed nominations from the floor.
- c. Proxy Question – Mr. Chris Robson clarified use of proxies. Owners unable to attend in person may appoint a trusted individual to vote in-person on their behalf. Minnesota state law does not permit both in-person ballots and mail-in ballots at the same meeting; must be one or the other.
- d. Vote – Ballots distributed. Ballots collected and presented to Director Kay Aune and Mr. Chris Robson to count. President Jill Bailey asked if all who wanted to vote had done so. With no responses and all ballots cast, President Jill Bailey declared polling closed. Director Kay Aune announced new board members elected to a three (3) year term:
 - i. David Aries
 - ii. Wayne Jasperson
 - iii. Carol Sabatke
 - iv. Pam Burton
 - v. Christina Block
 - vi. Danette Anderson
 - vii. Jill Bailey

VIII. Discussion from the Floor:

- a. Comments/Questions from the Floor:
 - i. Recognition and thanks to Chris Robson, Valhalla Management, Maintenance Staff, Jill Bailey, and everyone involved with the flooring project. Communication regarding the status of the project each day was superb and much appreciated.
- b. Comments from Proxy Forms:
 - i. Suggestion to have meetings in a handicap accessible location to increase owner participation.
 - ii. Suggestion for the board to limit how many units one family can own/rent.

- IX. Announcements:** Board members were asked to remain after adjournment of the Annual Meeting of Owners for the first board of directors meeting and election of officers.

- X. Adjournment:** The meeting was adjourned at 6:58PM.

Respectfully submitted,

Danette Anderson, Secretary

Attachments on File:

- 1) 2024 Valhalla Fifteen Annual Meeting of Owners Roll Call
- 2) 2024 Valhalla Fifteen Association Budget

Minutes approved at the Valhalla Fifteen Association Annual Meeting of Owners on June 26, 2025.