

MEETING MINUTES
Valhalla Residence Association
2011 Annual General Meeting
Held at Bothell Community Room, Bothell Police Station
September 19, 2011

President Mike Sanders called the meeting to order at 7:08 p.m.

VERIFICATION OF MEMBER ATTENDANCE AND PROXIES. - Secretary, Sheila Carlisle, confirmed a quorum was present.

PRESIDENT’S REPORT

Rental Policy For Hardship Situations. (Mike Sanders presented) Article 11 of the Valhalla Covenants and Restrictions (CC&Rs) prohibits renting or leasing property. Article 10 of the CC&Rs grants the Valhalla Board of Directors the right to waive CC&R rules for “undue hardship.” Mike reported that based on financial hardship, the Board has granted one property owner the right to lease a house in Valhalla for a 12-month period, under a contract and monetary deposit with Valhalla, and with a lease to own provision. This is the only approved waiver of Article 11.

ELECTION OF OFFICERS AND DIRECTORS, 2011-2012

President: Tim Tobin
Vice President: Gerry Gawne
Secretary: Sheila Carlisle
Treasurer: Roger Robbin
Board members at large: Robert Couch, Eileen Harasimowicz, Margaret Pressley, Mike Sanders, Ray Shine

COMMITTEE VOLUNTEERS, 2011-2012

Architectural Committee: Paul Hamel, Ryan Harasimowicz, Mike Sanders
Social Committee: Eileen Harasimowicz, Pam Solhaug
Pool Manager: Andy & Jen Guyer
River Access Committee: Steve Solhaug, Chris Ledell, Gerry Gawne
Security Committee: Kriss Hasslinger

COMMITTEE REPORTS

Pool Committee Report. Tim Tobin reported that pool improvements, mandated by the federal government’s Virginia Graeme Baker Pool and Spa Safety Act Jen Guyer, were completed. This included an automatic pool pump shutoff if the pool drain is blocked and replacement of the pool cover with a federally compliant cover.

Jen Guyer said there was good support this year from people volunteering to help open and close the pool. She reported on a couple instances of vandalism and reported a problem with people not picking up after themselves and leaving food wastes in the pool area.

The King County pool inspector has requested that the hedge along the west side of the pool fence be removed to prevent people from using the hedge to climb over the fence. The hedges are not on the VRA pool property and cannot, therefore, be removed. The Board is exploring the option of raising the height of the pool fence along the west side, as an alternative.

Roger Robbin discussed plans to implement a key card entry system for the pool, to replace the current metal key system.

River Access Committee Report: Tim Tobin described that the Board received a modified proposal from a Valhalla resident to build a floating dock at the pool property, to moor his boat, with access for the other Valhalla residents. Again the Board did not support the proposal, primarily because it would create a private use of Valhalla community facilities. Tim described a couple of alternative options, developed by the River Access Committee, for access to the river, including associated permitting requirements and costs. By a show of hands, meeting participants favored continued planning for constructing of a set of stairs and a shoreline platform, above ordinary high water line, from which a kayak, canoe, or other shallow draft flotation device could be launched. An access proposal will be provided to the VRA membership, in the future, for approval (will require approval by 60% of membership).

Social Committee Report: Eileen Harasimowicz and Pam Solhaug described the social activities this past year and some up coming activities.

Camera Security Issues: Robert Couch described options being explored by the Board for installation of security cameras at the pool. By a show of hands, meeting participants favored the idea of installing security cameras at the pool. A proposal will be provided to the VRA membership, in the future, for approval (will require approval by 60% of membership).

Architectural Committee Report – Committee Chairman, Paul Hamel was not present, but minor improvements to existing houses have been approved throughout the year.

TREASURER’S REPORT FOR 2010-2011 – Treasurer, Roger Robbin presented the budget and expenses for the fiscal year October 2010 to September 2011. Pool operations and maintenance, including the Virginia Graeme Baker Pool & Spa Safety Act improvements were the biggest expenses. No increase in annual dues will be needed for the 2011-2012 fiscal year.

The meeting adjourned at 8:50 p.m.