

## Valhalla Residence Association

### 2019 Annual Meeting

Meeting was called to order at 7:07 – quorum is present.

Year in review –

President's Address – Last year - New pool furniture – replaced pool filtration material, water is now crystal clear – cleanup after massive snow in the entry including downed trees.

Going forward – discuss putting teeth into the no-rentals provision of the cc&rs – look into solar power for the pool heating system – possible new roof. Organization has the reserves to address these needs.

New pool manager Tom Hill has gone above and beyond and has ideas like painting the pool house as a winter project.

HOA project – process, purge and scan backlog of VRA documents, docs are in the pool house.

Treasurer's report – Incorporated by reference.

Highlights – 2020 preliminary budget proposed.

2019 budget \$1500 better, several grand better if we collect all dues owing. Reserves will be 41k. Most expenses came in very close to budget, other than 1k water bill in February. COB was only charging the pool house for sewer, not water, received a back bill. Had to pay about 18 months in back bill. \$1300 in legal bills for architectural matters, Will need to budget legal issues for 2020, same issues are unresolved. Spent 3k less in capital expenditures even though we purchased new chairs for the pool. 30k in total expenses 16k was for pool, 6k for entry landscaping maintenance.

Board does not recommend increase in dues, but continue dues at current levels to build reserves for upcoming needs, particularly the pool. The coping around the outside of the pool was a concern to the health department, last quote for that was 15k. Pool house also needs TLC.

Set aside \$8500 in capital plan – pool roof could be a couple of years out but might need to happen next year.

Questions: Entryway looks great, wonder about the sides.

A: Board has looked at this a lot, there are hoses and electric wires on the sides that prevent a major planting. Board is open to suggestions.

Q: Possibility of security cameras?

A: Obstacles – something that works and will capture license plates at night in a reasonable price range. Board has had trouble even getting quotes since it's a small job.

Q: Updates on the abandoned Leadbetter home?

A: Developer bailed, bank owns the lot and is going to auction.

Q: What is the function and role of the HOA?

A: maintain common properties – pool, entry, mailbox islands. Architectural committee, tree committee.

Q: Valhalla Website isn't updated.

A: Board needs to focus on that – Consider listserv.

Elections:

President \_ Jeff Hughes is resigning as president. Carl Frair unanimously elected.

VP – Brandon Messerli

Secretary – Anne Walton-Chang

Treasurer – Trenton Harris

Members at Large:

Diane Kastens

Brandon Winters

Lori Hughes

Bobbi Marzec

Robert Couch

Architectural Committee: Jeff Huges – Bobbi Marzec –

Social Committee - TBD

Adjourned – 8:30