

MEETING MINUTES
Valhalla Residence Association
Annual General Meeting
Held at Bothell Community Room, Bothell Police Station
September 20, 2010

President Mike Sanders called the meeting to order at 7:10 p.m.

VERIFICATION OF MEMBER ATTENDANCE AND PROXIES. - Secretary, Val Kelly, confirmed a quorum was present. Mike Sanders welcomed new residents.

PRESIDENT'S REPORT - Presented by Mike Sanders. Overview of year's activity, report on Board action items from current year, and discussion of ongoing issues.

Updated Architectural Guidelines: The Board has approved the updated architectural guidelines for Valhalla Residence Association (VRA). Thanks to Harold Harris for his work.

Rental Policy for Hardship Situations: VRA has no written policy defining hardship with regard to rental of houses within Valhalla. After discussion by the 2009-2010 Board of Directors, development of a formal Rental Policy, for hardship, was once again tabled for the 2010-2011 Board of Directors to work on.

Amendment to Bylaws regarding use of the Internet for meetings, and meetings by unanimous consent: The Amendment to the Bylaws was discussed. Because a 60% majority of the entire VRA membership is required to adopt the propose amendment, ballots will be mailed to all residents in good standing.

Denial of request to build a boat dock behind the pool area: Because a proposal to build a dock did not equitably benefit all of the VRA, and because of financial, security, and liability concerns, the Board voted not to accept the proposal. Mike Sanders asked if the members would like access to the river, and it was generally agreed that building steps to a boat launch would be a valuable asset to the community. Discussion ensued about lighting and increased liability. Tim Tobin briefly described some permit issues, and said as long as improvements are above the Ordinary High Water Mark that permitting may be easier. Mike asked for a volunteer to lead the planning effort: Pam and Steve Solhaug, Val Kelly, and Chris Ledell said they were interested in helping create an access to the river for VRA residents.

Valhalla Residence Association Website: Sheila Carlisle established a new web server host and Carolyn Tobin revised and updated the "Valhalla98011.com" website. All regulations, CC&R, forms, etc. along with events and will be found on the website. A section on the history of Valhalla will be added later. Thanks to Carolyn for offering to maintain the site.

Bothell Sewer Lift Station Encroachment: Bothell's construction of the sewer lift station, at the pool site, resulted in a small encroachment outside the easement area. The City of Bothell paid VRA an additional \$1,500 for an additional pump station easement.

Crosswalk at entrance: In response to Pam Solhaug's question about safety, Tim Tobin said the city is planning a crosswalk at the east side of the VRA entrance, where curb-cuts exist. In addition, new 25-mph speed signs with radar are planned further to the east on Waynita Way.

ARCHITECTURAL COMMITTEE REPORT – Paul Hamel was not present, but minor improvements to existing houses have been approved throughout the year. There appears to be one roof violation with a resident installing an asphalt architectural shingle roof with what appears to be less than a 40-year warrantee, but the Board is still investigating.

TREASURER'S REPORT FOR 2009-2010 – Roger Robbin presented the budget and expenses of Fiscal year October 2009 to September 2010. Pool operations and maintenance was most expensive item with repairs to the cracked bottom of the pool, shower pipe repair, additional pipe repair, and tree removal. Expense for entryway maintenance was less than budgeted and the current landscapers are doing extra work. With the cooler damp weather this year, the irrigation expense was also less than budgeted. Two houses have liens. No increase in annual dues seems to be needed.

POOL MANAGERS REPORT FOR 2009-2010 – Jen Guyer gave the annual pool report.

Pool Repairs and Maintenance. Early in the season, several repairs, mentioned above in the Treasurers report, were made. It was noted there was a crack in shallow end that needed repair. Watermill responded slowly to the request. Aqua Quip gave a lower repair quote; and was hired to make the repair. The pool manager then spoke to Aqua Quip and asked for a pool maintenance quote. Because Watermill had not given dependable maintenance service during the past few years, the Board of Directors voted to change to Aqua Quip for pool maintenance. The crack was fixed and maintenance costs were lower this season with Aqua Quip.

Pool Waivers and Re-keyed Pool Access – Waivers signed by residents when they were given their Pool Keys (by Christy Robbin in 2001) are now many years old. When the key-card entry is set up, key-cards will be given out once new waivers are signed. If a member is in violation of pool rules, their key card could be cancelled. Unaccompanied teenagers (12-13 years old) continues to be an issue. The need to change from metal keys to electronic key cards was discussed. The costs for changing to key cards are about the same as long term costs for re-keying with metal keys. In addition, key cards can be quickly cancelled if a member does not maintain good standing in the community (does not pay dues, breaks rules at the pool repeatedly).

Virginia Graeme Baker Pool and Spa Safety Act – New Federal Law requires that VRA install a different type of main drain cover and a safety vacuum release system or other approved entrapment prevention system. Roger Robbin confirmed that there is sufficient money in the budget to cover the necessary improvements without dues increase.

Pool Security Camera - Mike Sanders asked the membership whether they thought it a good idea to install a camera at the pool, and there appeared to be good support.

Survey Monkey - Jen Guyer suggested we use Survey Monkey to ask questions of the VRA membership in regards to access to the river and placement of a camera.

COMMITTEES 2010-2011 -

Website Committee– Carolyn Tobin is the webmaster for the Valhalla98011.com website.

Architectural Committee – Paul Hamel will continue as the sole member of the Architectural Committee.

Social Committee – Eileen Harasimowicz and Pam Solhaug volunteered to re-energize this committee, and promote the annual VRA Garage Sale and Garden Tour as well as neighborhood get-togethers.

DIRECTORS AND OFFICERS FOR 2010-2011 - The following positions were elected based on a single nomination and confirmed by a unanimous voice vote of the members present:

President: Mike Sanders

Vice President: Tim Tobin

Secretary: Sheila Carlisle

Treasurer: Roger Robbin

Board members at large:

Robert Couch

Gerry Gawne

Harold Harris

Margaret Presser

Brian Pamintuan

Meeting Adjourned at 9:00 p.m.