

**Minutes of the Valhalla Residence Association
Annual General Meeting
September 21, 2009**

Location: Bothell Community Room, Bothell Police Station

Time: 7 p.m.

Called to order: 7:05 pm

Attendance: 23 Valhalla resident households

1. **President's report** - Presented by Mike Sanders.

Overview of year's activity, report on Board Action items from current year, discussion of ongoing issues.

Pump station project and City of Bothell easement payment status.

Review of the history of the project, and outline of the current status of the negotiations with the City of Bothell for a payment to the Valhalla Residence Association (VRA) regarding the easement required for construction of the new pump station building. To date the Association has agreed to a \$1,500 payment for the easement, but the City Council voted to send the agreement back to City staff with a request that Valhalla agree to the easement without compensation. Mr. Sanders reported that he had not yet talked to the City regarding the City Council action.

Painting of Pool House

Mr. Sanders reported that the pool house had been painted this year. He thanked Carol Johnson for her help.

Modification to Architectural Guidelines

A draft modification to the architectural guidelines document was provided to the members, in advance of the meeting, for review and discussion. Mr. Sanders requested that Association members provide feedback to the Board. No action was taken on the issue of amending the architectural guidelines.

Waiver for residents who use the pool, including adults, guests, and friends.

Discussion of the benefit and impact of requiring that pool users sign a waiver limiting Association liability in the event of accident, bodily harm or death. No action was taken on the issue of implementing such a waiver requirement.

Violation of Pool Rules and Remedies

Discussion included the option to install a security camera to record activities at the pool and led to the general issue of rule enforcement mechanisms, including potentially another attempt by the Board to propose a system to enforce rules including an appeal process. Would need to have a committee to oversee compliance and administration.

VRA Rental policy.

A draft “Valhalla Residence Association Rental Policy” document was provided to the members, in advance of the meeting, for review and discussion. Discussion topics included: whether or not the rules prohibiting renting should be changed to allow renting under certain circumstances and according to certain rules; monetary fines or removal of association privileges for those who did not follow the rental policy; requirement to have homeowner add a clause in their lease that the tenants would agree to abide by the VRA rules; and whether the VRA has the right to evict if the owner does not comply with the VRA rental policy. No action was taken on this issue.

VRA yearly dues regarding contiguous lots.

Discussion of the purpose of charging yearly dues for contiguous lots was to enforce owners to adhere to VRA rules regarding lot maintenance. It was decided to continue the policy of charging annual dues for only the improved lot, and to not charge for the extra lot, providing the extra lot was maintained.

Process to amend bylaws to enable the Board to do voting by e-mail.

A draft of proposed amendments to Bylaws document was provided to the members, in advance of the meeting, for review and discussion. The proposed amendments would allow the Board to conduct regular or special meetings by telephone, e-mail or internet. No action was taken to amend the bylaws to specifically allow Board voting by e-mail.

Boat dock proposal

An Association member, Julius Parniczky, has offered to build a dock along the shoreline of the pool site. A request was made for interested members to form a boat committee to further explore the issues and concept and to report to the Board. Robert Contreras and Bob Johnston were identified as members of the Boat Dock Committee.

VRA website.

Website needs updating. Volunteers to undertake work on the website requested. Gerry Gawne agreed to continue with upkeep of website.

2. Treasurer’s Report - presented by Roger Robbin

Presentation of 2008-2009 financial status report.

The treasurer processed liens on 3 VRA members in 2008 to recover unpaid membership dues.

3. Pool Report presented by Andy & Jen Guyer

Unaccompanied teenagers (12-13 years old) continues to be an issue

Discussion of fines or removal of pool privileges for pool rule infractions

Consideration of card key system and/or video for enhanced pool area monitoring

Discussion of creating Blacklist of names of those residents who continue to flout the rules.

Discussion of having a pool cover; effects on maintaining temperature.

4. Vote for 2009 / 2010 Board membership

Mr. Sanders determined that a quorum of members was present. The following Board positions were elected based on a single nomination and confirmed by a voice vote of members:

President: Mike Sanders

Vice President: Mike Shanafelt

Secretary: Val Kelly

Treasurer: Roger Robbin

Board members at large:

Sheila Carlisle

Robert Couch

Gerry Gawne

Harold Harris

Tim Tobin