

Nordic Village Homeowners Association

P.O. Box 682533

Park City, UT 84068

435-640-2181

435-631-2595 Fax

ANNUAL MEETING MINUTES

2022

The annual HOA meeting was called to order on August 21, 2022, at 2:00 P.M. by Bill Kulczycki, Board President. The meeting was held virtually via Zoom.

In attendance at the meeting were:

Board Members:

Bill Kulczycki, Board President	Lot 18	2430 Nansen Court
Margaret Herrmann, Vice President	Lot 28	2410 Amundsen Court
Carina Bachman, Secretary/Treasurer		
Jean Crittenden, Director	Lots 5 & ½ of 4	2434 Queen Esther Drive
Brian Horner, Director	Lots 9, 10 & ½ of 4	2433/2435 Nansen Court
Jodi Van Dresser, Director	Lots 12 & 2/3 of 1	2427 Nansen Court

Homeowners:

Jonathan Baird	Lot 19	2432 Nansen Court
Heather Brothwell	Lot 27	2412 Amundsen Court
Roseann Clark	Lot 24	2418 Amundsen Court
Sherry Patten	Lot 15 & 16	2424/2426 Nansen Court
Brent Peterson	Lot 20	2434 Nansen Court
Jennifer Sear	Lot 17	2428 Nansen Court
Linnell Smith	Lot 18	2430 Nansen Court
Rick Stark	Lot 26	2414 Amundsen Court
Barry and Fran Wilson	Lot 23	2439 Nansen Court

The proxies received from the homeowners were reviewed by the Secretary/Treasurer and counted. Four proxies were received:

Dr. Ed and Susan Martinez	Lot 6	2436 Queen Esther Drive
Dominic DiSalvo, Director	Lot 29	2408 Amundsen Court
Rick Thomas	Lot 22	2438 Nansen Court
Pete and Christine Feldman	Lot 25	2416 Amundsen Court

A quorum was established.

APPROVAL OF MINUTES

The 2021 minutes were approved and passed, with Margaret Herrmann making the motion and Jean Crittenden seconding.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2022, was presented by the Secretary/Treasurer. The income derived from HOA dues was sufficient to cover expenses over the last fiscal year, and the Reserve Account has been rebuilt to \$29,991, just shy of the long-

Nordic Village Homeowners Association

P.O. Box 682533

Park City, UT 84068

435-640-2181

435-631-2595 Fax

held HOA agreement of \$30,000 amount held to cover emergencies and major expenses. The automatic annual 5% increase in dues approved during the 2018 HOA meeting will result in the amount of \$972.30 per lot for the 2022-2023 fiscal year.

All financial documents have been forwarded to the accountant for tax preparation.

The full Treasurer's Report can be found on the Resources page on the NVHOA website.

OLD BUSINESS

TRASH/PARKING ISSUES ON NANSEN COURT: Several minor parking issues and trash/recycling bins not being removed from the curb promptly were observed on Nansen Court over the past year. All issues were resolved quickly when the property owner was contacted.

HOA DUES: As per the 2018 decision, an automatic 5% increase will be applied to the current fiscal year. This will result in a dues amount of \$972.30 per lot for the 2022-2023 fiscal year. President Bill Kulczycki proposed putting the automatic increase on hold next year if no major expenses arise this fiscal year or are expected to occur over the 2023-2024 fiscal year.

REPLACEMENT OF WOODEN ENCLOSURE ON AMUNDSEN COURT: Sam Brothwell will undertake the light electrical repair work at the base of the streetlight where the conduit has deteriorated, as he has access to the circuit breaker that shuts off power. He will also rebuild the wooden enclosure housing the sprinkler timer and will inform the HOA of material costs.

LANDSCAPING/SNOW REMOVAL PROVIDER: The landscaping and snow removal services provided by Amigo Property Services improved this year, with no complaints about neglect or timely snow removal. While cost increases have been seen by both the HOA and individual homeowners, the determination was made for the HOA to continue with Amigo.

TREE SPRAYING SERVICES: Park City Tree sprays all spruce trees in the common area and on individual lots for the prevention of tip weevil and other borers in the Spring. In the Fall, they inject the root zone of all spruce trees with a systemic insecticide and also prepare trees for winter by applying PHC's Bio-Pak Plus into the root zone. No spraying is done on the aspen trees, as has been the practice in the past. Jean Crittenden reported a brown spot on the spruce tree in her yard. Determination was made to have Park City Tree continue spraying and caring for trees.

NEW BUSINESS

CONSTRUCTION ON NANSEN COURT / AMENDMENT REQUEST: During construction of a new home on 2434 Nansen Court, a request was made by the property owners for a revision to the CC&Rs and plat map to accommodate setback issues with the City. The Board was unanimous in denial of same, as it was deemed that it would not be a good precedent to set for the HOA as a whole if attempts were made to revise the CC&Rs for any one lot or homeowner. The owners clarified they were trying to create a fire zone buffer and that this area has since been filled in. Bill Kulczycki thanked the owners for handling the matter appropriately and for their responses to any issues that have arisen during construction.

Nordic Village Homeowners Association

P.O. Box 682533

Park City, UT 84068

435-640-2181

435-631-2595 Fax

Jennifer Sear reported they are planning to remove their existing driveway at 2428 Nansen Court as it becomes extremely icy. They will be installing a heated driveway, and she inquired as to the HOA's role in this project. It is noted that the City will require a permit for the HOA to sign, but that would be the extent of the HOA's involvement in replacing a driveway.

RADON MITIGATION SYSTEM INSTALLATION: A homeowner on Queen Esther Drive was informed he was required to install a radon mitigation system prior to selling his home. To our knowledge, this was a first-time event in Nordic Village, and wanted other homeowners to be aware this may be an issue in the future. Brian Horner reported that in California there is a radon test that must be performed as part of the escrow process.

CHRISTMAS TREE LIGHTS: The tree lights were installed in December 2018. While the original plan was to replace them at the two-year mark, they seemed to be working well until this Spring. Sam Brothwell reported that the lights on one of the two trees isn't working. Both are plugged in and getting power, as is the NV sign. Carina Bachman will call Brite Nites to assess the condition of the lights and make a recommendation.

DEER CREST TRAFFIC: Heather Brothwell and Margaret Herrmann reported that there has been a significant increase in delivery and shuttle vehicles entering and leaving the Deer Crest entrance on Queen Esther Drive, often at a high rate of speed, especially since St. Regis opened. There is a small sign posted at the entrance to Deer Crest stating "no trucks, no deliveries" that appears to largely be ignored. Heather spoke with Tanner Blackburn, the General Manager for Deer Crest, who stated that while the funicular was built to transport guests to and from St. Regis, it has not proven to be effective. Margaret Herrmann reported her understanding was that Deer Crest originally had an agreement with the Queen Esther Condominium Association regarding traffic, but no such agreement is in place with Nordic Village as it was not yet an entity at that time. Carina Bachman will look into registering a complaint with Park City regarding the excessive amount of traffic.

THISTLE MITIGATION: There has been an upsurge of thistle in the Nordic Village common area, which is shared with Queen Esther Condos, as well as in individual properties. Rob Schumacher, a resident and board member of Wildflower Condominiums, has been instrumental in working to mitigate thistle in lower Deer Valley. The HOA coordinated with Rob and a landscaping crew to remove the thistle from the common area behind the Nordic Village sign. This is quite an arduous task, as to be effective thistle must be removed by hand before it flowers, bagged and disposed of properly. The task was handled quickly and effectively by Jesus Rea Landscaping and Snow Removal. The charge for this work was \$2,100 and would necessitate adding as an annual budget item. Heather Brothwell reported that there is a great deal of thistle behind Amundsen Court in yards and on the trails, and that Deer Crest is also infected. Barry Wilson also reported that he has removed a great deal of thistle behind his property on Nansen Court and along the Solamere Connector Trail. Carina Bachman will contact Heinrich Deters, Trail and Open Space Manager with Park City, to discuss thistle removal on city property. Homeowners are encouraged to contact the landscaping company to handle thistle removal in their yards. An email will be sent to all owners with contact information.

Nordic Village Homeowners Association

P.O. Box 682533

Park City, UT 84068

435-640-2181

435-631-2595 Fax

WILDLIFE AWARENESS: There have been numerous bear sightings in lower Deer Valley, as well as in other areas around Park City. Please be sure that everyone staying in your homes knows to put away trash bins, bird feeders, and pet food, and to empty grease containers from grills and barbecues. Keep pets inside unless you are with them, especially at night. Avoid hiking alone and carry bear spray. We encourage you to visit wildawareutah.org for more information.

SNOW PARK DEVELOPMENT PROJECT: Several homeowners joined recent meetings held both in person and via Zoom by Jake Romney, Director of Development with Alterra Mountain Company, regarding the Deer Valley project. There is significant concern with the anticipated increase in traffic and traffic flow throughout lower Deer Valley neighborhoods. There is a proposal to have a gondola transport skiers from the Mayflower development on US Highway 40 to Deer Valley Resort, as they determined 40 percent of the ski traffic originates from outside Park City. All reported they believe that Alterra did seem to be interested in doing the right thing for the community, including working to provide a shuttle to make it easier for the community to access the resort. Bill Kulczycki raised the issue of the City vacating part of the road and turning it over to Alterra for access to their condominiums and hotels. Jake Romney reported this vacation would be in exchange for Alterra building a bus depot and upgrading the road. Bill Kulczycki questioned what the value of this exchange would be. He also noted they have improved significantly upon their initial proposal but still have a number of issues to work out, which should be revealed in their final proposal due out soon. There was concern expressed that the issue of emergency vehicle access and the bottleneck with the exodus of skiers has not satisfactorily been addressed. Barry Wilson commented that during the first meeting, Alterra represented that this project had the support of a number of the affected HOAs, wherein fact the only two HOAs in support are located at the top on Deer Valley South and would benefit from the revised traffic flow. Heather Brothwell noted that these two HOAs are owned by Alterra. Jean Crittenden reported that they plan to put a stop light at Doe Pass Road and Deer Valley Drive North to help with traffic flow. Heather Brothwell noted that Deer Valley stated plans to charge for parking to encourage skiers to utilize the buses, and there is a potential plan to install digital signs informing drivers of full parking lots. It was agreed that the proposed Mayflower gondola on US Hwy. 40 would be most effective in eliminating excess traffic through Park City into Deer Valley.

SHUTTLE SERVICE: Discussion also ensued during the meeting of a shuttle service to access Deer Valley Resort for surrounding HOA communities. While a request for a shuttle from American Flag HOA was turned down, Jake Romney reported he was working with Alterra to support this service. Heather and Sam Brothwell spoke with Ryan Omer at Deer Valley last year regarding providing a shuttle service. At that time, Ryan stated they would require the entire HOA to participate at a cost of \$250 annually per lot.

Margaret Herrmann reported that Amundsen Court was added to the shuttle service over the 2021-2022 ski year and that it was extremely convenient. Carina Bachman will contact Ryan Omer with regards to the possibility of adding all of Nordic Village to the shuttle route, and if so, what the requirements are and where the shuttle stops would be. If Deer Valley confirms that a shuttle would be available to Nordic Village for the 2022-2023 ski season, all homeowners will be notified and asked to weigh in. If the majority of the homeowners are in favor, the service will be implemented and homeowners will be billed \$250 per lot. If the majority is not in favor, determination was made to not move forward at this time.

Nordic Village Homeowners Association

P.O. Box 682533

Park City, UT 84068

435-640-2181

435-631-2595 Fax

OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

LARGE PARTIES: Brian Horner reported that AirBnB has instituted a new policy whereby they are not allowing their clients to rent their homes out for the purposes of large parties. He mentioned that in the past parties have been an issue in Nordic Village, primarily during Sundance. Margaret Herrmann stated that if AirBnB feels they need to address it, Nordic Village should also. Jonathan Baird of 2432 Nansen Court stated that he and Brent Peterson of 2434 Nansen Court have rental contracts in place wherein it is noted that parties are not permitted. If they find out ahead of time a party is planned, they cancel the contract. Another owner mentioned that they also have an agreement in place for their renters, and if a party is reported the renters will be evicted.

It was suggested that a policy be considered for Nordic Village and Brian Horner invited homeowners to visit the AirBnB policy at: <https://www.airbnb.com/help/article/2704/what-are-airbnbs-rules-for-parties-and-events-at-listings>. Bill Kulczycki suggested that homeowners who rent their properties adopt similar policies to those of AirBnB. Barry Wilson mentioned that the AirBnB policy mentions parties are limited 16 people, which would be an issue in Nordic Village as there are homes rented to over that number that are in compliance with occupancy limits. Jodi Van Dresser mentioned that instead of referring to parties in her contracts, they refer instead to Hosted Events, which provides definition without limiting it to a set number of people. While homeowners can opt to contact police regarding disturbances, Jodi suggested that homeowners also reach out to other owners with any issues. All homeowner contact information is included in the Owner's Directory, which is available on our website.

Nordic Village homeowners are reminded that noise, traffic and other disturbances, along with fines for violations, have been addressed in our Rules & Regulations, and that we are all doing our best to keep the neighborhood neat and clean for everyone's benefit.

Homeowners are also reminded to inform property management companies of the Rules & Regulations, and to be sure they are posted in their homes for guests and renters.

WILDFIRE RISK MANAGEMENT: Park City Municipal is implementing a Wildfire Risk Management Program. This project will assess community values at risk for wildfire including neighborhoods, environmental, economic, infrastructure, erosion and other ecological concerns. Heather Brothwell reported she has removed two pines trees from her property along with a spruce tree that died that is on Deer Crest property. She contacted Tanner Blackburn, General Manager of Deer Crest, to inform him that trees have died and need to be removed as they are a fire hazard. Amundsen Court residents are advised to contact Tanner if they notice dead trees that are on Deer Crest property.

All other issues presented were discussed as previously reported.

ELECTION OF OFFICERS

Upon unanimous vote, Bill Kulczycki, President; Margaret Herrmann, Vice President; and Carina Bachman, Secretary/Treasurer, will retain their positions for the 2022-2032 fiscal year.

Nordic Village Homeowners Association

P.O. Box 682533

Park City, UT 84068

435-640-2181

435-631-2595 Fax

Jean Crittenden, Dominic DiSalvo, Jodi Van Dresser, Brian Horner, and Sam Brothwell will continue as members of the Board as Directors for the 2022-2023 fiscal year.

Barry Wilson indicated that he would be willing in serving on the board in the future if anyone chooses to step down.

APPROVAL OF BUDGET

The 2022-2023 budget was reviewed. It was agreed that thistle removal expense will be added. Heather Brothwell made the motion to approve and Jean Crittenden seconded. The budget was unanimously approved.

FUTURE HOMEOWNER'S ASSOCIATION MEETINGS:

The next meeting will again be held virtually via Zoom; this platform seems to be most convenient for homeowners as so few are in Park City at any given time. The meeting is tentatively scheduled for Sunday, August 20, 2023.

ADJOURNMENT

The meeting was adjourned at 3:42 P.M.

Respectively submitted,

Carina Bachman
Secretary/Treasurer
08/21/2022