

**Nordic Village Homeowners Association**

**P.O. Box 682533**

**Park City, UT 84068**

**435-640-2181**

**435-631-2595 Fax**

**ANNUAL MEETING MINUTES  
2023**

The annual HOA meeting was called to order on August 20, 2023, 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
Dominic DiSalvo	Lot 29	2408 Amundsen Court
Brian Horner, Director	Lots 9, 10 & ½ of 4	2433/2435 Nansen Court
Sam Brothwell	Lot 27	2412 Amundsen Court
Jodi Van Dresser, Director	Lots 12 & 2/3 of 1	2427 Nansen Court

**Homeowners:**

Heather Brothwell	Lot 27	2412 Amundsen Court
Megan Hansen	Lot 18	2430 Nansen Court
Sherry Patten	Lot 15 & 16	2424/2426 Nansen Court
Jennifer Sear	Lot 17	2428 Nansen Court
Barry Wilson	Lot 23	2439 Nansen Court

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

Barry and Fran Wilson	Lot 23	2439 Nansen Court
Ron and Roseann Clark	Lot 24	2418 Amundsen Court

A quorum was established.

**APPROVAL OF MINUTES**

The 2022 minutes were approved and passed, with Dominic DiSalvo making the motion and Jodi Van Dresser seconding.

**TREASURER'S REPORT**

The financial report and final budget of expenses for the year ending July 31, 2023, 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 just shy of the long-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 \$1,021.00 per lot for the 2023-2024 fiscal year.

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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**

**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 \$1,021.00 per lot for the 2023-2024 fiscal year.

**REPLACEMENT OF WOODEN ENCLOSURE ON AMUNDSEN COURT:** Sam Brothwell will rebuild the wooden enclosure housing the sprinkler timer and will inform the HOA of material costs.

**THISTLE MITIGATION:** Barry Wilson noted he has been diligently removing thistle from the area behind his home on Nansen Court. Heather Brothwell reported that there has been a significant reduction in thistle along the trails behind Amundsen Court. Carina Bachman will contact Rob Schumacher, who was instrumental in kickstarting this mitigation, and will coordinate thistle removal this year with Sergio Rea of Jesus Rea Landscaping and Snow Removal.

**LANDSCAPING/SNOW REMOVAL PROVIDER:** The landscaping and snow removal services provided by Amigo Property Services were exemplary this year, with no complaints about neglect or timely snow removal. While cost increases have been implemented, 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. Determination was made to have Park City Tree continue spraying and caring for trees.

**NEW BUSINESS**

**DEER VALLEY SKI SHUTTLE USAGE:** With the majority of homeowners voting to approve the ski shuttle service in Fall of 2022, usage was high and appreciated among owners and guests. Carina will contact Ryan Omer with Deer Valley to ensure that service to Nordic Village will again be implemented for the 2023-2024 ski season, and if the previous fee of \$250 per lot will stand or if there will be an increase. Homeowners will be billed in Fall 2023 for the upcoming season.

**CHRISTMAS TREE LIGHTS:** The tree lights installed in December 2018 were removed in October 2022 and replaced by Crystal Clear Lighting.

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**NANSEN COURT PARKING ISSUES:** Brian Horner reported that he and Barry Wilson noted a much higher rate of compliance regarding parking on Nansen Court. The was attributed to a combination of owners and/or property managers enforcing the rules along with the clearly posted No Parking signs.

**SNOW PARK DEVELOPMENT PROJECT:** Sam Brothwell reported that he has had several discussions with the principals of Protect the Loop, the organization working on behalf of lower Deer Valley HOAs with regards to the Alterra/Deer Valley project of building upon the Snow Park parking lot. There is significant concern with the anticipated increase in traffic and traffic flow throughout lower Deer Valley neighborhoods due to the possibility of the city vacating part of the road and turning it over to Alterra for access to their condominiums and hotels. Sam attended the July meeting and met with Alison Keenan of PTL, who presented an alternative to Deer Valley traffic alignment. This alternative would rely heavily on micro-transit similar to the Deer Valley shuttle. PTL has met directly with the mayor, city council and staff regarding the alternative traffic proposal. The interests of residents are part of the conversation and our support of PTL has been worthwhile. The next meeting is August 29<sup>th</sup>, after which Sam will report the outcome and we will move forward with discussions.

**FRACTIONAL OWNERSHIP:** While the issue of fractional ownership has not come up for NV, we know it has arisen in Park City and want to bring everyone's attention to it. Utah SB 271, which restricts cities & counties to enact restrictions on Fractional Ownership, does allow HOAs to restrict/ban Fractional Ownership within their communities. The Fractional Ownership issue could be a very serious problem for an HOA when having to deal with multiple (8-12) owners of a unit who could have little respect for the community, CCRs, rules & regulations of the HOA. The implementation of restrictions would not preclude friends or family members from joining together for ownership.

### OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

**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. Most issues were resolved quickly when the property owner was contacted.

**MINIMUM RENTAL STAYS:** Rental stays of only two (2) nights have been reported. Homeowners are reminded that the minimum rental stay is three (3) nights. Homeowners engaging in renting their property must abide by the rules set forth by Nordic Village, the Utah Community Association Act, and Park City Municipal Corporation.

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.

All other issues presented were discussed as previously reported.

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## **ELECTION OF OFFICERS**

Bill Kulczycki, Board President for the past ten years, announced he is stepping down due to having sold his home on Nansen Court. Those in attendance unanimously expressed their immense gratitude and appreciation for all of his hard work over the years. Margaret Herrmann then nominated Sam Brothwell to assume the role of President, with Dominic DiSalvo seconding the motion. The motion was unanimously approved.

Margaret Herrmann, Vice President, and Carina Bachman, Secretary/Treasurer, will retain their positions for the 2023-2024 fiscal year. Jean Crittenden, Dominic DiSalvo, Jodi Van Dresser, and Brian Horner will continue as members of the Board as Directors for the 2023-2024 fiscal year. It was determined at this time that there is a sufficient number of board members, with good representation of all areas of Nordic Village. Barry Wilson indicated that he would be willing to serve on the board in the future if anyone chooses to step down.

## **APPROVAL OF BUDGET**

The 2023-2024 budget was reviewed. Sam 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 18, 2024.

## **ADJOURNMENT**

The meeting was adjourned at 2.52 PM.

Respectively submitted,

Carina Bachman  
Secretary/Treasurer  
08/20/2023