

**Nordic Village Homeowners Association
P.O. Box 682533
Park City, UT 84068
435-649-3116 435-604-6464 Fax**

**ANNUAL MEETING MINUTES
2006**

The meeting was called to order on August 6, 2006, at 4:00 P.M. at the home of I. Hunter and Jean Crittenden, 2434 Queen Esther Drive, by Hunter Crittenden, President,

The proxies received from the homeowners were reviewed by the Secretary, Kathleen Ferrigno, and counted. Eight proxies were received. A quorum number was present. In attendance at the meeting were I. Hunter Crittenden, President; Bob Peterson, Vice President; Kathleen Ferrigno, Secretary/Treasurer; Jean Crittenden, Director; Gary and Tina Greenberg, Ann Marie Dobbs, Tom and Sherry Patton, Lindy Smith and Margaret Herrmann.

APPROVAL OF MINUTES

The 2005 minutes were approved and passed.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2006 was presented by Kathleen Ferrigno. Due to the increase in assessment dues to \$500 last fiscal year, all expenses were covered without having to transfer funds from the reserve account. (Enclosed is a copy of the Treasurer's report, which accompanied the financial report).

There is still concern as to whether the \$30,000 held in the reserve account is an adequate amount, particularly as there is no money budgeted for street maintenance for the private streets. This issue will continue to be addressed at the next board meeting.

The financial report, treasurer's report and budget were approved as presented.

ELECTION OF OFFICERS

I. Hunter Crittenden agreed to serve another year as President, Bob Peterson will again serve as Vice President, and Kathleen Ferrigno will again serve as Secretary/Treasurer.

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Jean Crittenden and Gary Greenberg have agreed to continue as members of the Board of Directors and will be joined by Tom Patton, who has also agreed to serve as a board member.

OLD BUSINESS

The homeowner's directory will be updated and the new pages will be mailed to all homeowners. Several properties were sold this year, and new owners are encouraged to mail or fax their contact information as soon as possible in order to keep the directory current.

Although the snow removal contract with Action Snowplow and Lawn Care was renewed in 2005-2006, they once again failed to keep the four fire hydrants clear of snow. Other options are being explored.

Tree spraying of association trees (pines and aspens) has been approved for another year. Please be aware that this spraying includes trees on all private lots as well as in public areas.

Park City Municipal Corporation was contacted with regards to converting the private streets, Nansen and Amundsen Courts, to city streets for the purpose of having them take over maintenance. The city outlined what constitutes a city street, and private dead-end streets or cul-de-sacs would not generally be considered for dedication as a city street as there should be parallel sidewalks and the streets should have ingress and egress. The cost for the city to even consider the request is \$5,000 minimum with no guarantee of approval, and therefore it was determined that there was no interest in pursuing this matter further.

It was determined that cars should not be parked in the street on Nansen or Amundsen Courts, particularly in light over concerns over effective and complete snow and trash removal. Signs will be installed on these streets stating that no curbside parking is permitted. Homeowners are asked to contact their property management companies to address this regulation with renters.

NEW BUSINESS

Amigo Property Services gave a presentation at the board meeting outlining snow removal and landscaping services. A proposal was made to form a subcommittee consisting of Bob Peterson, Gary Greenberg, Hunter Crittenden and Kathleen Ferrigno to check references and follow up with Amigo.

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It was determined that a petition should be submitted to Solamere Oaks Swim & Tennis Club for membership. Although approval is unlikely, if approved membership will be \$365 per year billed to each homeowner and \$100 per year billed to the Homeowners Association.

OTHER ISSUES

A proposal was made to research the history of the lot located at the end of Amundsen Court to determine if the lot is buildable and/or marketable.

It was determined that C, C & R requirements must be emphasized and complied with in regards to weeds and trash can removal. It was determined that if compliance is not forthcoming by each homeowner, the association will handle the matter and the homeowner will be billed accordingly.

The meeting was adjourned at 5:30 P.M.

Respectively submitted,

Kathleen Ferrigno
Secretary/Treasurer

8/15/06