

**Nordic Village Homeowners Association**  
**P.O. Box 682533**  
**Park City, UT 84068**  
**435-640-2181      435-604-6464 Fax**

**ANNUAL MEETING MINUTES**  
**2007**

The meeting was called to order on August 5, 2007, 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. Ten 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 Greenberg, Director; and Richard Rosenberg.

**APPROVAL OF MINUTES**

The 2006 minutes were approved and passed.

**TREASURER'S REPORT**

The financial report and final budget of expenses for the year ending July 31, 2007 was presented by Kathleen Ferrigno. All expenses were covered with the \$500 assessment dues assigned to each lot 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 was addressed at this board meeting with regards to a possible future assessment in the event of road repairs, and will continue to be addressed at the next board meeting.

Kathleen Ferrigno will research options for placing a percentage of the reserve account funds into staggered short-term Certificates of Deposit.

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.

Jean Crittenden and Gary Greenberg have agreed to continue as members of the Board of Directors and will be joined by Tom Patten, Richard Rosenberg and Margaret Herrmann, who have also agreed to serve as board members.

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**OLD BUSINESS**

The homeowner's directory will be updated and a new directory will accompany the mailing of this report and invoices to all homeowners.

Although the snow removal contract with Action Snowplow and Lawn Care was renewed in 2006-2007, they once again failed to keep the fire hydrants clear of snow. Other options are being explored. Gary Greenberg agreed to contact Amigo Property Services for a quote for both snow removal and landscaping services.

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.

The No Parking signs that were installed along Nansen Court have seemingly resolved the issue of unauthorized curbside parking. Additionally, homeowners on Nansen Court have left outside lights on at night, which has helped visibility.

The Solamere Oaks Swim & Tennis Club denied the NVHOA request for membership to their club. It was determined that a second request may be made in the future for membership.

**NEW BUSINESS**

A discussion of a possible future assessment for Nansen Court and Amundsen Court road repairs was held. Robert Peterson obtained a quote from Kilgore Paving regarding replacement of the roads and a figure of roughly \$40,000 was given. It was determined that an assessment would be implemented in the event the roads must be replaced.

Gary Greenberg reported that there is a large pothole at the end of Amundsen Court. This will be repaired as soon as possible.

**OTHER ISSUES**

Hunter Crittenden and Robert Peterson have agreed to meet with city officials to determine if the lot located at the end of Amundsen Court is buildable and/or marketable.

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

Respectively submitted,

Kathleen Ferrigno  
Secretary/Treasurer  
8/15/07