

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

ANNUAL MEETING MINUTES
2008

The meeting was called to order on August 3, 2008, at 4:00 P.M. at the home of Robert Peterson, 2438 Nansen Court, by I. 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; Jean Crittenden, Director; Tom Patten, Director; Sherry Patten, Lindy Smith and Dominic DiSalvo.

APPROVAL OF MINUTES

The 2007 minutes were approved and passed.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2008 was presented by I. Hunter Crittenden in the absence of the Secretary/Treasurer, Kathleen Ferrigno. All expenses were covered with the \$500 assessment dues assigned to each lot without having to transfer funds from the reserve account. However, as expenses have been increasing each year, the issue of raising the annual assessment dues was discussed and will be continued at the next board meeting.

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 for the homeowners on Nansen Court and Amundsen Court in the event of road repairs, and 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.

Jean Crittenden, Tom Patten and Margaret Herrmann have agreed to continue as members of the Board of Directors.

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OLD BUSINESS

Regarding the parking issues, it was reiterated that NO street parking is permitted at any time of the year on Nansen Court and Amundsen Court. Cars blocking the streets prevent efficient snow removal and trash collection, along with the potential for the inability to access homes.

The contract for snow removal by Amigo Property Services for the upcoming year was approved. At the request of the HOA board, Amigo Property Services is offering individual driveway/step snow removal. Please see the enclosed letter for more details.

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 Solamere Oaks Swim & Tennis Club once again denied the NVHOA request for membership to their club.

NEW BUSINESS

A discussion of mail delivery to a cluster box for individual homes was held. It was determined that this was undesirable and an unnecessary expense.

There was a discussion of parking issues. As no street parking is permitted in Nordic Village on a year-round basis, homeowners renting their properties are required to post a note in their home informing tenants of this regulation. In addition, each homeowner is responsible for notifying their management company of this ordinance. Homeowners and management companies that allow renters to block streets create a hardship for all regarding trash collection, snow removal and home access.

A discussion of adding a parking area at the end of Amundsen Court was held. The HOA voted against this proposal.

Regarding the issue of Christmas tree lights, it was determined that the new lights installed last December will remain up to avoid incurring the expense of removal and re-installation.

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

Respectively submitted,

Kathleen Ferrigno
Secretary/Treasurer
8/12/08