

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

ANNUAL MEETING MINUTES
2009

The meeting was called to order on July 26, 2009, at 4:00 P.M. at the home of I. Hunter and Jean Crittenden, 2434 Queen Esther Drive, Park City, Utah, by I. 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 and Colleen Ogilvie.

APPROVAL OF MINUTES

The 2008 minutes were approved and passed.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2009 was presented by the Secretary/Treasurer, Kathleen Ferrigno. Most expenses were covered with the \$500 assessment dues assigned to each lot; however, it was necessary to transfer \$5,000 from the reserve account in order to cover road repair expenses and annual insurance payments until we began receiving assessment dues. It was determined that an increase in assessment dues was not necessary.

It was also determined that it would be in the best interests of the reserve account to put \$10,000 in a Certificate of Deposit. The Secretary/Treasurer will be researching the various rates offered in the market and upon approval by the President and Vice President, will transfer those funds.

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.

Please note that the President, Vice President and Secretary/Treasurer will begin retiring in 2010. Homeowners are asked to seriously consider undertaking these positions, as otherwise a professional property management firm will need to be employed at considerable expense.

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OLD BUSINESS

Regarding the parking issues, it was determined that the “No Parking” signs on Nansen Court and Amundsen Court have been successful. There were fewer cars blocking the streets allowing for more efficient snow removal and trash collection and accessibility to individual homes.

The contract for snow removal by Amigo Property Services for the upcoming year was approved. Amigo Property Services continues to offer individual driveway/step snow removal for those homeowners who may be interested.

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.

NEW BUSINESS

Security was discussed in light of the recent burglaries that have occurred in the neighborhood. The recommendation was made that individual security systems be put in place by each homeowner, along with clearing shrubbery and other items blocking visibility to the entries. It was also suggested that homeowners install keypads and that the code be changed after each rental, as well as installing motion-sensor lights inside and out. Robert Peterson also suggested the possibility of installing security cameras along the street and is investigating the cost of same.

Excess snow storage was discussed, with the recommendation of using the open space at the end of Amundsen Court. In the event of an extremely heavy snow year, the snow would be taken by truck off-site at an additional expense.

The meeting was adjourned at 5:10 P.M.

Respectively submitted,

Kathleen Ferrigno
Secretary/Treasurer
8/06/09