

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

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**ANNUAL MEETING MINUTES**  
**2010**

The meeting was called to order on August 8, 2010, 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 Bachman, and counted. Three proxies were received. A quorum number was present. In attendance at the meeting were I. Hunter Crittenden, President; Bob Peterson, Vice President; Kathleen Bachman, Secretary/Treasurer, Jean Crittenden, Director, Brian Horner, Richard and Joan Atnip, Jane Jelenko and Judge William Norris, Paige Thomas (Dr. Rick Thomas' daughter), Lindy Smith and Bill, and Gary Greenberg.

**APPROVAL OF MINUTES**

The 2009 minutes were approved and passed.

**TREASURER'S REPORT**

The financial report and final budget of expenses for the year ending July 31, 2010 was presented by the Secretary/Treasurer, Kathleen Bachman. All primary expenses were covered with the \$500 assessment dues assigned to each lot in 2009-2010. It was determined that an increase in assessment dues was not necessary.

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

**OLD BUSINESS**

Overall satisfaction is reported with Amigo Property Services; however, there was some concern that they were not observant with regards to the sprinkler system and it was also reported that the snowplow scraped the concrete off along the driveway where they pushed the snow. Hunter Crittenden and Bob Peterson suggested we have a meeting with Guillermo from Amigo to discuss both landscaping and snow removal.

With regards to lighting, there were reports that the streets are very dark, particularly on Nansen Court. Suggestions included incorporating floodlights; however, this was deemed to be too high an expense. Solar lights were rejected as they don't throw enough light. It was strongly suggested that every homeowner leave a light on at all times. A question was raised regarding low-voltage outdoor lighting and it was agreed that as long as they don't shine into anyone's windows there is no problem with installation of these lights.

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It was requested that we double-check on what is being sprayed for on the aspens and to confirm that all individual properties are being treated. It has been noticed that there is black on the leaves of some aspen trees. Kathleen will contact Greenleaf for information regarding these concerns.

(Follow-up to this: Greenleaf reports that they sprayed dormant oil on the aspens throughout the subdivision in May and the black on the leaves is from aphids. Due to a very wet spring, this is not unusual and they should subside by early September when the weather cools. All trees in the subdivision are treated three times a year: once with dormant oil for the aspens and twice for weevils in the pine trees.)

Security was discussed. Regarding break-ins, it was reported that intruders broke in through the front door – it was reported that the property management company was responsible but wasn't helpful. Security systems have been installed in some homes, and one provided by Total Alarm reportedly works quite well. Additionally, it was reported that the fire department responded immediately when infrared sensors went off in one home due to dust particles setting the smoke alarms off. All agreed that the fire department is extremely responsive.

There was concern about a large berm of snow that had been left in front of property on Nansen Court by an alternate snow contractor. The homeowner is going to contact Amigo Property Services about taking care of her personal property. It was reported that most Nordic Village homeowners are using Amigo Property Services for snow removal, and some for landscaping.

### **NEW BUSINESS**

Board Director Margaret Herrmann has been exploring options regarding Internet for all homeowners and reports that it appears bulk savings are possible. Most Nordic Village homeowners are currently using Comcast, which along with Qwest are the two largest suppliers in our area. She reports that neither company will offer Internet service alone but will bundle it with one additional service. Quest quoted an Internet and phone package for \$85 per month with a three-year contract and additional initial set-up fees. Comcast offers a \$40 package which includes Internet for \$25 per month and 115-channel digital cable for \$15 per month. This includes free installation of the modem and free wireless router. She is still waiting for information from Utah Broadband. Interest was expressed by many present regarding overall services and this option will continue to be explored.

Regarding the burned-out Christmas lights on the trees by the Nordic Village sign, Brite Nites has submitted an estimate for removal of the existing lights and re-installation of new lights at \$1,182.17. Suggestions were made to buy new lights each year and have Amigo Property Services cut the old ones down; although it was agreed that any installation would require a bucket, crane, etc. at great expense, we will investigate this further. The meeting attendees voted to have Hunter Crittenden, Bob Peterson and Kathleen Bachman making an executive decision regarding these lights.

It was requested that a note be sent to all homeowners notifying them of our website. This will be included on the invoices.

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Questions were asked about the storage units across from Nordic Village and there were comments on them being an eyesore.

Brian Horner asked about an approval process for any improvements. He was advised that we no longer have an architectural committee and whatever the city would approve is acceptable for Nordic Village homeowners.

**ELECTION OF OFFICERS**

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

Jean Crittenden and Margaret Herrmann have agreed to continue as members of the Board of Directors. We sadly note the passing of Tom Patten this past June. Gary Greenberg and Brian Horner have agreed to be member of the Board of Directors for the 2010-2011 fiscal year.

Hunter Crittenden proposed that since he has been president for ten years he be exempt from dues for one lot (he has 1½ lots) valued at \$500. Lindy Smith motioned that this exemption be made and Brian Horner seconded the motion.

It had been noted that the President, Vice President and Secretary/Treasurer were planning to begin retiring in 2010 and Nordic Village homeowners were asked to seriously consider undertaking these positions. No one stepped forward to assume these positions, resulting in inquiries to several professional property management firms who quoted fees ranging from \$250 to \$690 per month. A board member discussion resulted in the President, Vice President and Secretary/Treasurer agreeing to retain their positions for another year with an increase in compensation from \$1,800 per year to \$2,400 per year for the Secretary/Treasurer.

The meeting was adjourned at 5:10 p.m.

Respectively submitted,

Kathleen Bachman  
Secretary/Treasurer  
08/08/10