

**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**  
**2011**

The meeting was called to order on August 7, 2011, 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/Treasurer, Kathleen Bachman, and counted. Nine 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; Margaret Herrmann, Director; Residents Bernadette Clahane, Lindy Smith and Bill Kulczycki, and John Greene.

**APPROVAL OF MINUTES**

The 2010 minutes were approved and passed.

**TREASURER'S REPORT**

The financial report and final budget of expenses for the year ending July 31, 2011 was presented by the Secretary/Treasurer, Kathleen Bachman. All primary expenses were covered with the \$500 assessment dues assigned to each lot in 2010-2011. 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**

Property Maintenance: The appearance of yards within the subdivision was addressed. There were concerns expressed regarding a fire hazard stemming from neglected or overgrown yards, and it was stressed that both front and back yards of each residence must be maintained. Please note the Nordic Village Codes, Covenants and Restrictions, Recital VI, which can be found on the Resources page of the Nordic Village website. Additionally, it was reinforced that the aspen and pine trees throughout the subdivision are sprayed twice each year. Greenleaf Enterprises, Inc. was called regarding spraying bushes as insects were noted, and while they did spray the bushes, it is noted that spraying bushes and other vegetation is not included in our yearly contract with them.

Snow Removal/Landscaping: It was reported that Amigo Property Services is maintaining snow removal and landscaping for the majority of the homeowners. Board Director Margaret Herrmann stated that with Amigo Property Services now plowing all of the residences on Amundsen Court that there is a huge improvement over years past; snow removal is now all being done at the same time instead of haphazardly, which occurs when different snow removal companies work at different times. It was suggested that any homeowners on Nansen Court not currently using

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Amigo Property Services for personal driveway snow removal consider engaging their services in order to avoid conflicting snow removal schedules and plows attempting to maneuver around each other.

Amigo Property Services charges \$142.00 per month for personal driveway snow removal. Amigo Property Services has been plowing both Nansen Court and Amundsen Court under our Homeowner's Association contract.

### **NEW BUSINESS**

**Bundled Internet, Cable and Phone Services:** Board Director Margaret Herrmann has exhaustively researched the options available to all of the homeowners for reduced rates on bundling Internet, cable television and telephone services. She reports that Comcast states it will only cover Internet and cable services, while Qwest will only cover telephone and Internet services. Utah Broadband only offers wireless Internet services and has been approached by other homeowners in the lower Deer Valley area (also referred to as the 'bowl' due to the recessed topography). Comcast does offer a \$40+tax per month package for Internet (\$25) and Expanded Basic Cable (\$15) services with a five-year contract. One homeowner expressed concern over the five-year contract and felt that this is an individual homeowner's association and that the majority cannot rule for everyone, while another expressed full support for the considerable savings involved; suggesting that at least \$2,000 savings would be realized for each homeowner over the five-year period. A motion was made that a letter be sent to each homeowner and it was seconded. Board Director Margaret Herrmann will obtain as much information as possible and forward it onto Secretary/Treasurer Kathleen Bachman before the letter is drafted for each member's input and a vote.

**Traffic Concerns:** Concern has been expressed by several homeowners regarding the disturbances from the noise and volume of traffic on the road leading to Deer Crest. It was reported that prior to installing the road in for Deer Crest there was a great deal of discussion between all impacted parties regarding traffic impacts. The principals at Deer Crest stated that delivery, contractor trucks, etc. would be required to enter the subdivision from the Wasatch County side by Jordanelle. It was mentioned that Nordic Village held a letter of agreement with Deer Crest that should encompass the St. Regis. At this time, there is reportedly a great deal of traffic in the form of limousines, taxis, shuttles and delivery trucks going to and from St. Regis that is impacting the quality of life in Nordic Village with reports of vehicles "barreling" down the road. It was also reported that traffic during the Sundance Film Festival is excessive. Board Director Margaret Herrmann did contact the city to report the problem and was directed to someone at Deer Crest. They indicated that they had no control over the situation as GPS devices send trucks in from Queen Esther Drive. The original agreement stated that everyone except owners were supposed to use the funicular or the Wasatch County entrance. The Board President suggested that a meeting be held with the principals of Deer Crest to address the excessive traffic and that it may result in official action taken by Summit and/or Wasatch Counties. A proposal was made to send a letter out to all of the homeowner associations in this area to see if they're interested in joining Nordic Village in approaching the city about this issue. Secretary/Treasurer Kathleen Bachman will undergo a search to locate the principals at each relevant homeowners association and subsequently draft a letter asking for input regarding impact on their subdivisions. Board Director Margaret Herrmann will work with her to draft the letter.

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**ELECTION OF OFFICERS**

I. Hunter Crittenden, Robert Peterson and Kathleen Bachman will retain their current positions as President, Vice President and Secretary/Treasurer, respectively for the 2011-2012 fiscal year.

Jean Crittenden and Margaret Herrmann have agreed to continue as members of the Board of Directors. Bernadette Clahane and Bill Kulczycki have agreed to be members of the Board of Directors for the 2011-2012 fiscal year.

The meeting was adjourned at 5:30 p.m.

Respectively submitted,

Kathleen Bachman  
Secretary/Treasurer  
08/07/11