

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

ANNUAL MEETING MINUTES
2012

The meeting was called to order on August 12, 2012, 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. Eight 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; Bill Kulczycki, Director, and Residents Judge William Norris and Jane Jelenko.

APPROVAL OF MINUTES

The 2011 minutes were approved and passed.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2012 was presented by the Secretary/Treasurer, Kathleen Bachman. All primary expenses were covered with the \$500 assessment dues assigned to each lot in 2011-2012. 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

Bundled Internet, Cable and Phone Services: It was recognized that Board Director Margaret Herrmann thoroughly researched the options available to all of the homeowners for reduced rates on bundling Internet, cable television and telephone services in 2011, and after much discussion it has been determined that the savings were not significant enough to benefit all residents and that compliance would be unenforceable.

Traffic Concerns: Concern had been expressed regarding the disturbances from the noise and volume of traffic on the road leading to Deer Crest. It was determined that all residents would be queried as to the impact on their personal residences in order to determine the number of owners affected; this query will be presented in the 2012-2013 homeowner's association dues invoices. Further action will be taken with regards to contacting Deer Crest and Park City Municipal Corporation if necessary.

Nordic Village Homeowners Association

P.O. Box 682533

Park City, UT 84068

435-640-2181 435-604-6464 Fax

NEW BUSINESS

Homeowner Responsibility Regarding Accidents/Natural Disasters, Etc.: Recently a tree fell from a resident's property onto the street, blocking the road, raising concern about the lack of access for homeowners, emergency vehicles, etc. until it was removed. It was determined that the course of action to be taken in the event this occurs in the future would be that the owner and/or the property management company on record would be contacted immediately, and if neither can be reached in a reasonable amount of time, the HOA would arrange for the removal of the obstacle and the owner will be billed directly. The HOA would be held harmless from any responsibility for the cost of damage, removal, cleanup, etc., as it was determined that any trees, other landscaping, construction or other items contained on individual properties that impact common areas such as streets due to weather, human error or natural causes are fully the homeowner's responsibility.

Noise Ordinance/Enforcement: Resident Jane Jelenko raised the issue of landscaping noise; specifically the noise emanating from leaf blowers that appears to be non-stop throughout the week. It was determined that due to the fact that there are several different landscaping companies caring for the neighborhood properties, along with the adjoining properties, that it would be impossible to impose a noise ordinance.

Property Management: Board Member Margaret Herrmann requested that we discuss the possibility of having Guillermo from Amigo Property Services watch out for problems on properties when owners are not present. It was determined that most owners already have property managers in place and that this service would be redundant. In addition, it was determined that dues would have to be raised to cover this service and that overall it is not the responsibility of the homeowner's association to oversee individual properties.

Holiday Lights/Flood Lights: Amigo Property Services has agreed to assume maintenance for the holiday lights on the trees near the Nordic Village sign, and Hunter Crittenden noted that the flood light on the Nordic Village sign was not operating. Kathleen Bachman will contact Guillermo to replace the flood light and to determine the cost for replacing or restringing the holiday lights.

Nordic Village Sign Plantings: For the past two summers Board Member Margaret Herrmann carefully planted flowers in pots that were placed on the bench near the sign, but it appears the sprinklers did not reach them and they did not survive. Hunter Crittenden suggested we plant flowers beneath the sign instead next year. Kathleen Bachman will contact Guillermo at Amigo Property Services to inquire about adjusting the sprinklers to be sure they would cover any plantings in that area.

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

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 2012-2013 fiscal year.

Jean Crittenden, Bill Kulczycki and Margaret Herrmann have agreed to continue as members of the Board of Directors for the 2012-2013 fiscal year.

APPROVAL OF BUDGET

The 2012/2013 budget was reviewed and approved.

The meeting was adjourned at 5:45 p.m.

Respectively submitted,

Kathleen Bachman
Secretary/Treasurer
08/12/12