

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

ANNUAL MEETING MINUTES
2013

The meeting was called to order on August 11, 2013, at 5:00 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; Bill Kulczycki, Director, and Residents Dominic DiSalvo, Sherry Patten, Rick Stark and Patty Stark.

APPROVAL OF MINUTES

The 2012 minutes were approved and passed.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2013 was presented by the Secretary/Treasurer, Kathleen Bachman. While most primary expenses were covered with the \$500 assessment dues assigned to each lot in 2012-2013, it was necessary to transfer funds from the savings reserve account in order to cover insurance bills due in August. While our budget appeared to adequately address the projected monies required, unforeseen rising utility costs created a shortfall. A discussion was encouraged to address either lowering the amount retained in the reserve account or increasing homeowner dues. This discussion and outcome is reported in New Business.

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

OLD BUSINESS

Homeowner Responsibility Regarding Accidents/Natural Disasters, Etc.: President Hunter Crittenden reiterated that 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. The question was raised as to whether an Addendum was required to the current CC&Rs; however, Resident Dominic DiSalvo had recently reviewed the documents and declared this issue is already addressed. It was determined that no new action needs to be taken.

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Holiday Lights: While Amigo Property Services has agreed to assume maintenance for the holiday lights on the trees near the Nordic Village sign, the determination was made that a letter will be drafted to Guillermo regarding turning on the lights during the second week of December and turning them off during the second week of April each year, as well as requesting the existing lights be tested.

NEW BUSINESS

Reserve Account: Secretary/Treasurer Kathleen Bachman reported that this is the second consecutive year a transfer from the savings reserve account was necessary to cover bills due in August, primarily due to rising utility costs, resulting in the reserve account falling under the desired \$30,000 level. A discussion ensued with regards to either lowering the acceptable amount to be held in the reserve account for major repairs or to increase assessment dues. It was determined that a \$100 increase per lot in assessment dues was necessary; a motion was made by Patty Stark and seconded by Jean Crittenden, and the additional amount will be implemented with the 2013 billing.

Snow Removal and Landscaping: Board Director Bill Kulczycki expressed concern with the timing of Amigo Property Services' snow removal, stating that plowing was not occurring until 9:00 or 10:00 a.m., although the contract states they will arrive between 7:00 and 8:00 a.m. A letter will be drafted to Guillermo with regards to the appropriate time frame to arrive. Additionally, it was determined that while the HOA is interested in retaining Amigo Property Services for snow removal and landscaping, the snow removal dates were to be changed to November 1st – March 31st. The current contract states that snow removal continues through April, and it was determined that since typically very little snow falls during that month, the \$750 charge was excessive and the monthly landscaping charge of \$180 was appropriate, with a charge for snow removal as needed. Secretary/Treasurer Kathleen Bachman will include these issues in the letter drafted to Guillermo.

Future Homeowner's Association Meetings: It was determined that the standing date going forward for the annual HOA meeting will be the second Sunday in August at 5:00. The 2014 meeting will be held at the home of the new President, Bill Kulczycki, 2430 Nansen Court.

ELECTION OF OFFICERS

I. Hunter Crittenden and Robert Peterson chose to step down from their positions as President and Vice President, respectively. Robert Peterson nominated Bill Kulczycki to be the new President with Jean Crittenden and Sherry Patten seconding the motion, and Dominic DiSalvo nominated Margaret Herrmann to be the new Vice President with Robert Peterson and Sherry Patten seconding the motion. The vote was unanimous. They will serve in these positions, and Kathleen Bachman will retain her current position as Secretary/Treasurer, for the 2012-2013 fiscal year.

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Jean Crittenden has agreed to continue as a member of the Board of Directors and will be joined by Robert Peterson and Dominic DiSalvo for the 2012-2013 fiscal year.

APPROVAL OF BUDGET

The 2013/2014 budget was reviewed and approved.

The meeting was adjourned at 6:00 p.m.

Respectively submitted,

Kathleen Bachman
Secretary/Treasurer
08/12/13