

Nordic Village Homeowners Association
P.O. Box 682533
Park City, UT 84068
435-640-2181 435-631-2595 Fax

ANNUAL MEETING MINUTES
2014

The meeting was called to order on August 3, 2014, at 4:00 P.M. at the home of Dominic and Cynthia DiSalvo, 2408 Amundsen Court, Park City, Utah, by Bill Kulczycki, President.

The proxies received from the homeowners were reviewed by the Secretary/Treasurer, Kathleen Bachman, and counted. One proxy was received. A quorum number was present. In attendance at the meeting were Bill Kulczycki, President; Margaret Herrmann, Vice President (via Skype); Kathleen Bachman, Secretary/Treasurer; Jean Crittenden, Director; Dominic DiSalvo, Director; and Residents Bob Peterson, Linnell Smith and Bettina Greenberg.

APPROVAL OF MINUTES

The 2013 minutes were approved and passed.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2014 was presented by the Secretary/Treasurer, Kathleen Bachman. All primary expenses were covered with the \$600 assessment dues assigned to each lot in 2013-2014. The increase of \$100 per lot in assessment dues implemented last year appears to be sufficient, as there was no need to transfer monies from the reserve account to cover expenses this year.

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

OLD BUSINESS

Holiday Lights: Amigo Property Services has assumed maintenance for the holiday lights on the trees near the Nordic Village sign and they appear to be working well. A letter will be drafted to Guillermo requesting the existing lights be tested and replaced as necessary, and also reminding him to turn on the lights during the second week of December and turn them off during the second week of April each year.

Snow Removal: Nordic Village residents are reportedly generally satisfied with the services provided by Amigo Property Services. However, Board President Bill Kulczycki again expressed concern with the timing of Amigo Property Services' snow removal. He stated that plowing was not occurring until 9:00 a.m. or later, although the contract states they will arrive between 7:00 and 8:00 a.m. This was addressed with Guillermo in emails sent in February as after one large, predicted storm he had not yet plowed either streets or driveways by noon. A letter will be drafted to Guillermo emphasizing the necessity of having the snowplowing completed between 7:00 and

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8:00 a.m., along with being sure Amigo Property Services is more proactive in addressing the icy conditions that occur at the bottom on Nansen Court.

NEW BUSINESS

Snow Removal/Landscaping and Tree Spraying Contract Renewals: The decision was made to renew the contract with Amigo Property Services. The terms of the contract had been modified in 2013-2014 with snow removal services running from November 1, 2014 through March 31, 2015 and landscaping services running from May 1, 2015 through October 31, 2015. It was determined that since typically very little snow falls during the month of April, the \$750 charge was excessive and if any snow removal was required Amigo could invoice accordingly. The decision was also made to renew the contract with Greenleaf Enterprises, Inc. to continue the successful tree spraying in Nordic Village.

Road Repairs: Concerns were expressed over cracks in the asphalt on both Nansen Court and Amundsen Court, along with the area surrounding the sewer lid on Amundsen Court. As the sewer lid is city property, it was determined that Kathleen Bachman will contact Park City Municipal Corporation to discuss remediation thereof. She will also contact Ridge Rock, the company that performed road repairs in 2007 and 2008, to provide an estimate for necessary repairs to Nansen Court and Amundsen Court.

Secretary/Treasurer Compensation: President Bill Kulczycki proposed that an increase be made to the monthly compensation for Kathleen Bachman. Performing duties as Secretary/Treasurer since 2005, the last increase was four years ago in 2010. It was determined that a \$50 per month increase would take effect immediately, bringing monthly compensation to \$250.

Future Homeowner's Association Meetings: It was determined that the standing date going forward for the annual HOA meeting will be the first Sunday in August at 4:00 during the Park City Arts Festival weekend when more homeowners are likely to be in town. The 2015 meeting will be held at the home of President Bill Kulczycki, 2430 Nansen Court, Park City, Utah.

ELECTION OF OFFICERS

Upon unanimous vote, Bill Kulczycki, President; Margaret Herrmann, Vice President; Kathleen Bachman, Secretary/Treasurer, will retain their positions for the 2014-2015 fiscal year.

Jean Crittenden, Robert Peterson and Dominic DiSalvo have agreed to continue as members of the Board of Directors for the 2014-2015 fiscal year.

APPROVAL OF BUDGET

The 2014/2015 budget was reviewed and approved.

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OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

Vice President Margaret Herrmann mentioned that she would like to thank everyone for removing their trash and recycle bins from the curbs promptly.

There was general consensus that there was confusion as to when recyclables should be placed at the curb. No one appeared to have received a schedule from Republic Services, the waste provider for Park City and Summit County. It was noted that trash is to be placed at the curb every Thursday and recyclables every other Thursday. An associated notice has been posted on the Home Page of the Nordic Village website. A detailed schedule can be obtained from the Republic Services website:

http://www.co.summit.ut.us/waste-recycle/downloads/Recycle_Calendar_2014.pdf.

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

Respectively submitted,

Kathleen Bachman
Secretary/Treasurer
08/08/14