

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

---

**ANNUAL MEETING MINUTES**  
**2015**

The meeting was called to order on August 2, 2015, at 4:00 P.M. at the home of Bill Kulczycki and Linnell Smith, 2430 Nansen Court, Park City, Utah, by Bill Kulczycki, President.

The proxies received from the homeowners were reviewed by the Secretary/Treasurer, Kathleen Bachman, and counted. Five proxies were received. A quorum number was established. In attendance at the meeting were Board President Bill Kulczycki; Vice President Margaret Herrmann (via Skype); Secretary/Treasurer Kathleen Bachman; Director Jean Crittenden (via Skype); Director Bob Peterson; and Residents Sherry Patten, John Greene, Joe and Colleen Ogilvie, and Patty Stark.

**APPROVAL OF MINUTES**

The 2014 minutes were approved and passed.

**TREASURER'S REPORT**

The financial report and final budget of expenses for the year ending July 31, 2015 was presented by the Secretary/Treasurer, Kathleen Bachman. All primary expenses were covered with the \$600 assessment dues assigned to each lot in 2014-2015. The increase of \$100 per lot in assessment dues implemented in 2013 appears to be sufficient with regards to normal and ordinary expenses, as there was no need to transfer monies from the reserve account to cover these expenses in the last fiscal year. However, there was an additional substantial expenditure made for major road repairs necessary on the two private roads contained within the Nordic Village subdivision, Nansen Court and Amundsen Court. This has resulted in a significant depletion of the reserve account. In keeping with the long-held HOA agreement that this account must hold at least \$30,000 for emergencies, it will need to be rebuilt as quickly as possible.

The financial report, treasurer's report and budget were approved as presented. The full Treasurer's Report can be found on the Resources page on the NVHOA website.

**OLD BUSINESS**

Street Repairs: As concerns had been expressed last year over cracks and deterioration in the asphalt on both Nansen Court and Amundsen Court, inspections were made, bids were sought and subsequent repairs were made to these roads in 2014-2015. Hot Asphalt performed work on Nansen Court in November 2014, cleaning out cracks and edges, and filling them with hot rubber crack filler. Amundsen Court required more extensive repairs, with Miller Paving removing the existing asphalt and repaving the road in April 2015. Residents reported being satisfied with the repairs.

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

---

Snow Removal/Landscaping: Nordic Village residents are reportedly generally satisfied with the services provided by Amigo Property Services. However, concern was again expressed regarding the timing of snow removal. There were instances of them plowing as early as 4:30 a.m., with other instances of not plowing until 9:00 a.m. or later, although the contract states they will arrive between 7:00 and 8:00 a.m. This was once again addressed with Guillermo in an email sent to him in March 2015. A letter will be drafted to Guillermo emphasizing the necessity of having the snowplowing completed between 7:00 and 8:00 a.m. He will also be requested to cease depositing plowed snow on the empty lot next to 2424 Nansen Court.

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.

## **NEW BUSINESS**

Rebuilding Reserve Account: A lengthy discussion ensued regarding methods to rebuild the reserve account, which was depleted by roughly \$18,000 due to necessary road repairs to Nansen Court and Amundsen Court. Recognizing that this sum breaks down to approximately \$650 per lot, options discussed were: 1) imposing a Special Assessment payable in one lump sum along with the 2015-2016 annual dues; 2) imposing a Special Assessment payable over two years, adding \$325 to the annual dues for the 2015-2016 and 2016-2017 fiscal years; and 3) selling a common lot at the end of Amundsen Court to a Nordic Village homeowner who had offered to purchase the lot, leaving it as common area, and in turn replenishing the reserve account. It was determined that Option 1 could possibly create a hardship for homeowners, and that Option 3 was not viable as the lot in question had been deeded as open space to the HOA and selling it had extensive legal ramifications. Therefore, by a majority vote, it was decided that a Special Assessment of \$650 per lot will be imposed, to be split into two equal payments of \$325 over the next two years, due and payable along with the annual dues.

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.

Memorial Plaque: After a brief discussion, it was decided that a plaque will be installed on the tree that was planted near the Nordic Village sign in memory of Hunter Crittenden, our Board President of many years who passed away last year. Jean Crittenden will choose the plaque and it will be placed around the tree in the coming weeks.

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

---

Trash Cans/Outdoor Storage: Complaints had been received from homeowners on Nansen Court regarding storage of trash cans in driveways. Concern was expressed regarding animals such as skunks, raccoons, bears, etc. that have been seen regularly in Park City and are attracted to these bins. Discussion resulted in the unanimous determination that all trash cans, outdoor bins, etc. must be stored out of sight, either in garages, in an enclosure specially designed for storage purposes, or behind a fence so as to discourage foraging animals, and in keeping with the aesthetics of Nordic Village as a whole.

Architectural Committee: After several requests by homeowners for approval of improvements to their homes, a brief discussion ensued regarding re-establishing a formal committee. It was determined that, as per the CCRs, this was unnecessary and that the Board would assume the duties of such a committee on an as-needed basis.

Plantings/Flowers: Despite many attempts to install flowers, flower pots and a wooden bench around and near the Nordic Village sign, none have been lasting. The determination was made that, since sprinklers are already installed in this area, we would contract Guillermo of Amigo Property Services to define an area around the sign, plant perennial flowers and spread attractive mulch.

Parking: An incident was reported by a Nansen Court homeowner regarding a number of cars parked on the street over the 4<sup>th</sup> of July weekend. Cars were parked on both sides of the street, making it all but impossible for homeowners to access their property or drive up/down the road. Although the homeowner directly contacted the people in the home, no results were seen as no cars were moved. The concern was expressed that, not only is street parking a violation of the HOA rules on Nordic Village private roads, the practice of street parking would obviously prevent emergency vehicles from accessing people or homes in a timely fashion. In addition, street parking prevents trash removal trucks and snow removal vehicles from taking care of business. No Parking signs are clearly posted on both Nansen Court and Amundsen Court. Residents are encouraged to remind their neighbors of the parking restrictions, and if necessary, to call the police department for enforcement.

Future Homeowner's Association Meetings: 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 2016 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; and Kathleen Bachman, Secretary/Treasurer, will retain their positions for the 2015-2016 fiscal year.

Jean Crittenden, Robert Peterson and Dominic DiSalvo have agreed to continue as members of the Board of Directors for the 2015-2016 fiscal year.

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

---

**APPROVAL OF BUDGET**

The 2015/2016 budget was reviewed. Resident Sherry Patten moved to approve the budget, with President Bill Kulczycki seconding.

**OTHER ISSUES AND/OR HOMEOWNERS CONCERNS**

Deer Crest Traffic: Resident Patty Stark reported excessive speed and noise on the road leading to Deer Crest. While the speed limit is posted at 15 mph, valets and delivery drivers are often witnessed exceeding this limit. The determination was made that Patty will contact St. Regis/Deer Crest regarding this issue, requesting that their employees obey the posted speed limit, and perhaps considering installing speed bumps. She will also contact FedEx with the same request. A letter will be drafted by the HOA reiterating these complaints and suggestions.

Landscaping: It was noted that the landscaping around the home located at 2422 Queen Esther Drive has been neglected, with the grass dry and dead. The concern was expressed that this situation is not only out of compliance with the CC&Rs, it represents a fire hazard. A letter will be drafted to the homeowner alerting them to this issue and requesting they address it immediately.

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

Respectively submitted,

Kathleen Bachman  
Secretary/Treasurer  
08/08/15