

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

ANNUAL MEETING MINUTES
2017

The meeting was called to order on August 6, 2017, at 4:00 P.M. at the home of Bill Kulczycki and Linnell Smith, 2430 Nansen Court, Park City, Utah, by Bill Kulczycki, President.

In attendance at the meeting were Board President Bill Kulczycki, Vice President Margaret Herrmann (remotely), Secretary/Treasurer Carina Bachman, Director Jean Crittenden, and Homeowner Jeffery Love.

The proxies received from the homeowners were reviewed by the Secretary/Treasurer and counted. Seven proxies were received: Rick Thomas, Mark and Jennifer Sear, Brian and Ann Horner, Edward and Susan Martinez, Judge William Norris and Jane Jelenko, Joe and Colleen Ogilvie, and Lisa Michels. A quorum was established.

APPROVAL OF MINUTES

The 2016 minutes were approved and passed, with Bill Kulczycki making the motion and Jean Crittenden seconding.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2017 was presented by the Secretary/Treasurer. All primary expenses were covered with the \$600 assessment dues assigned to each lot in 2016-2017. This amount 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.

In keeping with the long-held HOA agreement that the Reserve Account must hold at least \$30,000 for emergencies, a Special Assessment of \$650 per lot spread out over two years was implemented to rebuild the account after expensive road repairs depleted the account by approximately \$18,000 in 2015. With this past and final year's Special Assessment Dues collection, this account stands at \$30,762 as of July 31, 2017.

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.

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OLD BUSINESS

PARKING: No real parking issues were reported on Nansen Court over this past fiscal year; it appears the new No Parking signs are proving to be effective. While it was noted that some construction vehicles have been present due to two new homes currently being constructed and another remodeled, they are a short-term issue and no overnight parking has occurred. This temporary situation has not been a problem to date. New homeowner Jeff Love asked for history for parking problems on Nansen Court, and was informed that winter and overnight parking are the biggest issue and represent a dangerous situation regarding snow removal, safety, trash removal, and emergency vehicle access. It was noted that Amundsen Court did have parking issues over this past year, and continues to do so, primarily with regards to the end house having multiple cars; however, owners and guests are reportedly cooperative with moving vehicles.

STORAGE OF TRASH CANS/RECYCLING BINS: Trash cans and recycling bins being left on the curb for days after pickup are still an issue. Margaret Herrmann suggested that out-of-state homeowners are likely not aware that their property managers are not taking care of the bins in a timely manner. If this continues to be a problem, beginning January 1, 2018 Nordic Village HOA will institute a policy wherein three notices will be sent if bins are not removed to an appropriate storage space within 24 hours of pickup, and if violations continue thereafter, a \$100 fine per infraction will be imposed, to be billed on a monthly basis. Homeowners will be notified when their trash cans are left out 24 hours after pickup to be given every opportunity to comply. Homeowners are strongly encouraged to notify property management companies accordingly. This notice will also appear on the Nordic Village website.

PLANTINGS/FLOWERS: An area around the Nordic Village sign has been planted with perennial flowers. It was noted that while the plantings appear to be in good health, weeds are evident and the area is not being maintained. It was also noted that the memorial tree planted in Hunter Crittenden's honor is struggling. The determination was made to nurture the tree to the best of abilities to help it thrive, with replacement next year if necessary.

NEW BUSINESS

NORDIC VILLAGE SIGN: Discussion ensued regarding updating or replacing the sign. Jeff Love weighed in that the current sign does not reflect the value of the homes, that the plywood doesn't look good, and that, while a rustic look is in keeping with the area, also suggested the possibility of a rock-veneered block sign. Edward Martinez suggested updating the sign with an "address stone" similar to the one for Solamere. While determination was made that once the snows arrived a stone would not be visible, there was unanimous agreement to obtain quotes for various options: a newly designed sign, keeping the existing sign but obtaining new stone pillars, or simply refurbishing the existing sign. Bill Kulczycki is contacting a resource for recommendations. Discussion also included removing the pole that previously supported a wooden bench, or to make it into something functional.

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AMIGO PROPERTY SERVICES CONTRACT: The HOA received a new contract from Amigo Property Services on July 1st wherein they, understandably, increased prices for the first time in years. Issue was taken, however, with an extensive list of additional charges that were, for the most part, previously included in the monthly rate. It was determined that the HOA would continue paying for the landscaping at the previous rates while we seek other estimates, and that we would not respond to this new contract with our provisions until we have more information from other providers. Margaret Herrmann is contacting Action Snowplow & Lawn Care, Inc. for a quote.

GREENLEAF ENTERPRISES TREE SPRAYING CONTRACT: It was unanimously agreed that Greenleaf is doing a fine job with the tree spraying, and the contract was renewed.

BUILDING/REMODELING/RENOVATING/APPEARANCE: Jeff Love mentioned that there are three vacant lots on Nansen Court, two of which are being built upon, and inquired as to the process when building a new home; i.e., what is required of the owners? Bill Kulczycki replied that the owners had correctly submitted plans, and that in one case where stucco was being proposed, he informed them that no other homes have utilized stucco and it would be best to pursue other options.

Brian Horner proposed establishing a broad-based set of standard ordinances for maintenance of homes and landscaping. Margaret Herrmann also proposed enlarging provisions under the HOA to cover more services for all homeowners. The determination was made that it was not feasible to institute a set standard in any form for all homes, and that even if one were in place, reinforcement would be difficult. It was determined that no action would be taken at this time for such measures.

Jean Crittenden mentioned that people have been hanging towels and clothing from front balconies and railings in some homes. It was recommended that we inform owners that this is not desirable, and for homeowners to inform your renters to use rear decks accordingly.

Overall, it was recommended that if any homeowner has an issue that they feel their neighbors may not be aware of, to please notify them via the Homeowner's Directory found on the Nordic Village website. All are aware that real estate values have risen significantly in Deer Valley and that a well-tended, or neglected, home reflects upon the entire neighborhood.

AMENDING BY-LAWS/CC&RS: Discussion ensued concerning the necessity of updating and amending the Nordic Village legal documents to come into compliance with new HOA requirements. Secretary/Treasurer Carina Bachman will locate and contact an attorney well-versed in HOA laws to review our CC&Rs and By-Laws.

FUTURE HOMEOWNER'S ASSOCIATION MEETINGS: President Bill Kulczycki addressed the potential of changing the annual meeting date to sometime in the winter when more homeowners may be in town. It was determined that the HOA would send out an inquiry as to alternatives dates to be included with the annual dues invoices.

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Otherwise, unless there are extenuating circumstances, 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 have traditionally been in town. Therefore, the proposed date for the 2018 meeting will be Sunday, August 5th at the home of Board President Bill Kulczycki, 2430 Nansen Court, Park City, Utah.

ELECTION OF OFFICERS

Upon unanimous vote, Bill Kulczycki, President; Margaret Herrmann, Vice President; and Carina Bachman, Secretary/Treasurer, will retain their positions for the 2017-2018 fiscal year.

Jean Crittenden and Dominic DiSalvo will continue as members of the Board of Directors for the 2017-2018 fiscal year, and Jeffery Love has agreed to serve as a member of the Board of Directors for this upcoming fiscal year.

APPROVAL OF BUDGET

The 2017/2018 budget was reviewed. Kulczycki moved to approve the budget, with Jean Crittenden seconding the motion.

OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

All issues presented were discussed as previously reported.

The meeting was adjourned at 5:35 p.m.

Respectively submitted,

Carina Bachman
Secretary/Treasurer
08/06/2017