

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

ANNUAL MEETING MINUTES
2018

The meeting was called to order on August 5, 2018, 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, Secretary/Treasurer Carina Bachman, Director Jean Crittenden, Director Dominic DiSalvo, and Director Jeffery Love. Also in attendance were homeowners Brian Horner, and Casey and Katherine Damron.

The proxies received from the homeowners were reviewed by the Secretary/Treasurer and counted. Two proxies were received: Rick Thomas, and Edward and Susan Martinez. A quorum was established.

APPROVAL OF MINUTES

The 2017 minutes were approved and passed, with Brian Horner making the motion and Dominic DiSalvo seconding.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2018 was presented by the Secretary/Treasurer. All primary expenses were covered with the \$600 assessment dues assigned to each lot in 2017-2018, as there was no need to transfer monies from the reserve account to cover these expenses in the last fiscal year. Given the increases in normal and ordinary expenses going forward, however, the \$600 dues per lot amount appears to be insufficient. A suggestion was made to increase dues. Discussion ensued as to the appropriate amount. Details follow under the New Business section of these Minutes.

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 \$30,777 as of July 31, 2018.

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

PROCEDURE FOR BUILDING, REMODELING OR RENOVATING: The process required for homeowners regarding renovations, remodels, and new building of homes was discussed, with an intent on establishing a broad-based set of standard ordinances for maintenance of homes and landscaping.

Recommendation was made to post the following on the Nordic Village website, and a copy of such will also be included in an August 2018 mailing:

Any and all plans must be submitted to the Nordic Village Board of Directors via email to admin@nordicvillagehoa.com, or via snail mail to the HOA post office address. Once received, the Board shall weigh in with comments or requests for more information if necessary. The Board retains the right to approve plans. Once approval is received, the homeowner shall proceed accordingly with obtaining necessary permits, etc.

PROCEDURE FOR TREE TRIMMING/REMOVAL: Several requests were received this year from existing and potential homeowners regarding trimming and/or removing trees. As the trees are quite mature, the Board agreed that homeowners are free to trim or remove trees that are located on their private property, with the stipulation that homeowners are responsible for knowing where their property lines are, and not to encroach upon any other private or commonly held property.

OUTSOURCING MAINTENANCE/INSTALLATION OF TREE LIGHTS: The lights in the pine trees located in the common area have been maintained by Amigo Property Services for the past ten years. However, determination was made that new lights are necessary. Carina Bachman will contact several tree lighting companies for bids to install and maintain the tree lights. Discussion also ensued as to city ordinance related to timing of lights.

BIDS FOR ALTERNATIVE LANDSCAPING/SNOW REMOVAL PROVIDERS: Overall, homeowners have reported being less than satisfied with the landscaping and snow removal provided by Amigo Property Services, particularly with regards to late street plowing and inadequate landscaping. The decision was made that Carina Bachman would contact at least two other companies for bids for the upcoming year. Brian Horner recommended contacting Randy at High Country, and Action Snow Removal and Landscaping will also be contacted. Along with requesting bids for common area maintenance, a number of homeowners have monthly contracts with Amigo Property Services, and thus inquiries will be made on behalf of homeowners who may wish to contract with any new company retained by the Board.

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AMENDING BY-LAWS/CC&RS: Discussion again ensued concerning the necessity of updating and amending the Nordic Village legal documents to come into compliance with new HOA requirements. The HOA accountant will be contacted in order to obtain the name of an attorney well-versed in HOA laws to review our CC&Rs and By-Laws.

NEW BUSINESS

NORDIC VILLAGE SIGN: The long-standing wooden Nordic Village sign was heavily damaged and blown over during a severe storm last spring. As it was beyond repair, a new monument sign with rock and metal letters has been ordered and will be installed shortly.

AMIGO PROPERTY SERVICES CONTRACT: As referenced above in Old Business, the determination was made to seek other bids for snow removal and landscaping services.

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.

UPGRADES TO WEBSITE: The current NV website is ten years old. The developer reports that it is inadequate with regards to compatibility, security measures, appearance and mobile-responsiveness. Recommendation was made to upgrade the site to a modern responsible design complete with up-to-date code, a higher level of server-side security, and compatibility with all current mainstream browsers. Agreement was made to move ahead with the suggested upgrades.

FUTURE ROAD REPAIRS – NANSEN COURT RESURFACING: The temporary repairs made to Nansen Court in 2015 are no longer viable, leaving the street with potholes and general deterioration. Determination was made that Carina Bachman would contact several paving companies for recommendations and bids for repairing and/or resurfacing Nansen Court.

HOA DUES INCREASE: As normal and ordinary expenses have increased substantially, the determination was made to increase the annual HOA dues from \$600 per lot to \$800 per lot, effective immediately. In addition, an approximate 5% automatic increase will be applied each year hence. The motion to increase the dues was made by Board President Bill Kulczycki and seconded by Board Director Jeff Love.

FUTURE HOMEOWNER’S ASSOCIATION MEETINGS: 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

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have traditionally been in town. Therefore, the proposed date for the 2019 meeting will be Sunday, August 4th 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 2018-2019 fiscal year.

Jean Crittenden, Dominic DiSalvo and Jeffery Love will continue as members of the Board of Directors for the 2018-2019 fiscal year.

APPROVAL OF BUDGET

The 2018/2019 budget was reviewed. Dominic DiSalvo moved to approve the budget, with Brian Horner seconding the motion.

OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

Jeff Love raised the question as to whether the city might incorporate Nansen Court and Amundsen Court as city streets, and will contact the appropriate party at City Hall to inquire as to same.

General discussion ensued as to the usage and condition of the common area beyond the sign. This property is jointly owned with the Queen Esther development and no building is permitted. Concerns were raised as to fire danger given the high weeds on this lot, and determination was made to have the weeds trimmed.

Jean Crittenden reported that Solamere Swim Club is now opening memberships to residents of lower Deer Valley. Any resident wishing to have more information or obtain a membership is encouraged to contact the club directly.

All other issues presented were discussed as previously reported.

The meeting was adjourned at 5:40 p.m.

Respectively submitted,

Carina Bachman
Secretary/Treasurer
08/05/2018