

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

ANNUAL MEETING MINUTES
2019

The meeting was called to order on August 4, 2019, at 4:00 P.M. at the home of Bill Kulczycki and Linnell Smith, 2430 Nansen Court, Park City, Utah, by Bill Kulczycki, Board President.

In attendance at the meeting were:

Bill Kulczycki, Board President	Lot 18	2430 Nansen Court
Margaret Herrmann, Vice President	Lot 28	2410 Amundsen Court
Carina Bachman, Secretary/Treasurer		
Jean Crittenden, Director	Lots 5 & ½ of 4	2434 Queen Esther Drive
Dominic DiSalvo, Director	Lot 29	2408 Amundsen Court
Jeffery Love, Director	Lot 23	2439 Nansen Court
Brian and Ann Horner	Lots 9, 10 & ½ of 4	2433 & 2435 Nansen Court
Jodi Van Dresser	Lots 12 & 2/3 of 1	2427 Nansen Court
Jason Hendrickson and Cindy Purvance	Lot 7	2438 Queen Esther Drive
Rick Stark	Lot 26	2414 Amundsen Court
Franziska Jovin	Lot 11	2431 Nansen Court

The proxies received from the homeowners were reviewed by the Secretary/Treasurer and counted. Three proxies were received:

Rick Thomas	Lot 22	2438 Nansen Court
Edward and Susan Martinez	Lot 6	2436 Nansen Court
Dr. Ronald and Roseann Clark	Lot 24	2418 Amundsen Court

A quorum was established.

APPROVAL OF MINUTES

The 2018 minutes were approved and passed, with Dominic DiSalvo making the motion and Jean Crittenden seconding.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2019 was presented by the Secretary/Treasurer. Expenses were unable to be covered even with the increase to \$800 assessment dues assigned to each lot in 2018-2019, and it was necessary to transfer \$11,500 from the reserve account to cover these expenses. Given the increases in normal and ordinary expenses going forward, the dues per lot amount appears to be insufficient, even with implementing the automatic annual 5% increase approved during the 2018 HOA meeting.

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In keeping with the long-held HOA agreement that the Reserve Account must hold at least \$30,000 for emergencies, it is recommended that a Special Assessment Dues collection be implemented of \$400 per lot to replenish this account. It currently stands at \$19,291 as of July 31, 2019.

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

NORDIC VILLAGE SIGN: A new monument sign with rock and metal letters was installed this Spring for a total cost of \$5,920.81.

LANDSCAPING/SNOW REMOVAL PROVIDER: The landscaping and snow removal services provided by Amigo Property Services improved this year, with no complaints about neglect or timely snow removal. Carina Bachman contacted High Country Lawn Care and Snow Removal, and Action Snow Removal and Landscaping for bids, both of which came in higher than Amigo Property Services, and with less services offered. They were also unable to accommodate our request for monthly contracts for individual homeowners. The determination by the HOA Board was to continue to use Amigo Property Services.

TREE SPRAYING SERVICES: Although Greenleaf indicated a substantial increase for services in their 2018-2019 contract, the actual billing proved to be only slightly higher than in the past. Two other tree spraying companies were contacted, neither of which responded with a bid.

MAINTENANCE/INSTALLATION OF TREE LIGHTS: New lights were purchased and installed by Brite Nites at a total cost of \$3,229. It was determined that takedown was not necessary, with the recommendation to leave the lights up for at least two years.

AMENDING BY-LAWS/CC&RS: The HOA accountant was contacted seeking to obtain the name of an attorney well-versed in HOA laws to review our CC&Rs and By-Laws. Two attorneys were contacted, neither of whom responded to inquiries. Discussion ensued regarding moving forward on amendments, as detailed below.

NEW BUSINESS

FUTURE ROAD REPAIRS – NANSEN COURT RESURFACING: After receiving several bids, Miller Paving performed repair work to Nansen Court in Fall of 2018, including excavating and filling settled and cracked areas. While their bid for this portion of the work came in at \$5,700, the final bill ended up at \$8,100, as more asphalt than expected had to be removed.

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HOA DUES INCREASE: While increasing the annual HOA dues to \$800 per lot appeared to be sufficient, heavy unexpected expenses belied that decision. A 5% automatic increase will be applied each year, bringing the annual dues amount to \$840 per lot this fiscal year.

RESERVE ACCOUNT: Due to rising expenses, the question was raised as to whether it would be prudent to raise the Reserve Account to \$40,000. It was determined that maintaining the emergency funds at \$30,000 was optimal, with implementing Special Assessments as necessary.

SPECIAL ASSESSMENTS:

HOA Dues: In order to compensate for \$11,500 shortfall in the Reserve account due to transfers for expenditures, a \$400 per lot Special Assessment will be implemented for the current fiscal year to bring the account back to the required \$30,000 level.

Road Repairs: As of a bid received from Miller Paving in 2018, the estimated cost for resurfacing/overlay of Nansen Court would be \$28,576. It is likely prices will have risen, so we would be anticipating at least \$30,000. This would require a significant Special Assessment, likely spread out over two years. Determination was made to hold off on this project. Discussion included the option of applying a seal coat this year to delay the expense of a full resurfacing, which is expected to be necessary in several years. Dominic DiSalvo made the motion to contract for this work, with Jeff Love seconding. Carina Bachman will contact Miller Paving for recommendations and a bid.

Update: Miller Paving was contacted and recommended applying a crack seal to Nansen Court this year to prevent water from seeping under the road, with a seal coat applied next summer to both Nansen Court and Amundsen Court. They stated that a seal coat on Nansen Court will protect the road for at least two years until resurfacing becomes necessary, and will extend the 2015 overlay work done on Amundsen Court for years. The bid for this work came in at \$5,439, with unanimous Board approval. A \$200 per lot Special Assessment will be implemented for the current fiscal year to cover this expense.

Conclusion: Total Special Assessments for this current fiscal year are \$600 per lot. These will be billed along with the annual HOA dues of \$840 per lot.

NOISE, TRASH, PARKING ISSUES: We have received multiple complaints about excessive noise, street parking and trash spilled into the street on Nansen Court. While police were called, this is an ongoing problem. Homeowners and guests must adhere to the rules and regulations set forth by the HOA for the benefit of everyone. Note the Nordic Village guidelines for rentals found on our website under HOA News. These must be clearly posted in your home for all guests.

Most complaints emanated from the home located at 2432 Nansen Court. This property is being marketed by VRBO to sleep 34 people, and has reportedly had groups as large as 40. Groups have often been loud and disruptive, along with multiple cars parked up the curb and on the street, despite clearly posted No Street Parking signs. Homeowners complained about not being able to back out of their driveways due to the excessive number of cars parked on the street.

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The homeowner was contacted and said he wants to avoid litigation, and was committed to doing a better job, including posting rules in the house. Bill Kulczycki shared the communication he's had with the owner and property manager, and that it appears he is undertaking steps to be a better neighbor.

Franziska Jovin raised the question as to how the By-Laws may be revised to address this issue, including a provision for recourse a homeowner may take in the event their renters leave due to ongoing issues with disruptive guests in other properties, especially after all steps have been taken to remedy the situation.

Bill Kulczycki noted that when the Nordic Village HOA was formed, there were no rental outlets such as AirBnB, VRBO, etc, and that while our current regulations permit rentals, we could potentially pass a new By-Law that limits the number of renters. Other key issues are occupancy and minimum number of nights.

All present noted that our current By-Laws and CC&Rs must be updated. An attorney will be contacted.

Brian Horner noted he had obtained the restrictive guidelines imposed by the neighboring Solamere development making references to noise, cars, etc., and limiting the number of rentals for homeowners. The Solamere laws are very specific as to what you can do and what you can't with heavy fines for infractions. Retaining an attorney would be necessary to determine if we can limit the number of people/rentals, etc., and whether/how to impose fines for infractions.

Mention was made of implementing a reporting mechanism and procedure for rentals. Jodi Van Dresser noted that she manages 20 properties, and while there are typically no such procedures in place, she does manage the Colony where they have to let HOA know when they are renting. They also put together a list of requirements and regulations that are posted in each home, including no parties or renting during Sundance. She noted that the nature of VRBO for home renters is that they use it as a vehicle and don't get involved in the process, and suggested she wants to have terms with homeowners regarding rentals. She also mentioned that when a minimum three-night rents were put in place, for the most part eliminated most of the issues. Enforcement issues were raised.

Jason Hendrickson suggested that the HOA impose fines for infractions. Brian Horner noted that raised the question of enforcement, and that no one wanted to be the enforcer. He suggested that the HOA consider hiring a management company. Jodi Van Dresser shared that this is not a viable option as there are many different property management companies handling individual Nordic Village properties, and that we have acknowledged that responsibility for enforcement is arduous. It is essential to reinforce that property managers know what the regulations are.

Due to the changing nature of an HOA reflecting rentals, discussion included laying out a number of those guidelines such as the ones regarding fines for noise and parking. These issues will be communicated, and we encourage neighbors to cooperate.

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Bill Kulczycki proposed forming a three-person committee to look into this issue. Brian Horner, Jeff Love, and Jodi Van Dresser volunteered.

It is noted that a great amount of time was spent on this issue.

FUTURE HOMEOWNER’S ASSOCIATION MEETINGS: Bill Kulczycki proposed that the annual HOA meeting be moved to a date that is more convenient for homeowners. Therefore, the date for the 2020 meeting will be Saturday, May 2nd, 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 2019-2020 fiscal year.

Jean Crittenden, Dominic DiSalvo and Jeffery Love will continue as members of the Board of Directors for the 2019-2020 fiscal year. Jodi Van Dresser and Brian Horner also join as members of the Board as Directors for the 2019-2020 fiscal year.

APPROVAL OF BUDGET

The 2019/2020 budget was reviewed. Jeff Love moved to approve the budget, with Jean Crittenden seconding the motion.

OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

Rick Stark mentioned vehicle noise emanating from Deer Crest. It was recommended that they be contacted to handle this situation, including inquiring about having a speed bump installed.

All other issues presented were discussed as previously reported.

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

Respectively submitted,

Carina Bachman
Secretary/Treasurer
08/04/2019