

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

ANNUAL MEETING MINUTES
2020

The annual HOA meeting was called to order on August 23, 2020, at 2:00 P.M. by Bill Kulczycki, Board President. The meeting was held virtually via Zoom.

In attendance at the meeting were:

Board Members:

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
Brian Horner	Lots 9, 10 & ½ of 4	2433/2435 Nansen Court
Jodi Van Dresser	Lots 12 & 2/3 of 1	2427 Nansen Court

Homeowners:

Jim Hermann	Lot 28	2410 Amundsen Court
Sam and Heather Brothwell	Lot 27	2412 Amundsen Court
Rick and Patty Stark	Lot 26	2414 Amundsen Court
Pete Feldman	Lot 25	2416 Amundsen Court
Roseann Clark	Lot 24	2418 Amundsen Court
Sherry Patten	Lot 15 & 16	2424/2426 Nansen Court
Linnell Smith	Lot 18	2430 Nansen Court
Jonathan Baird/Brent Peterson	Lot 19	2432 Nansen Court
Stan Freck	Lot 20	2434 Nansen Court

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

Edward and Susan Martinez	Lot 6	2436 Nansen Court
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A quorum was established.

APPROVAL OF MINUTES

The 2019 minutes were approved and passed, with Jean Crittenden making the motion and Margaret Herrmann seconding.

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TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2020 was presented by the Secretary/Treasurer. Higher than anticipated expenses occurred over the last fiscal year primarily due to legal review of Nordic Village legal documents and proposed amendments thereto, as well as a related Board-approved bonus to the Secretary/Treasurer for associated time and work involved with legal proceedings. As expenses exceeded budgeted amounts, it was necessary to transfer \$2,200 from the reserve account to cover end-of-year expenses. While the dues per lot amount appears to be close to sufficient in covering budgeted items with implementing the automatic annual 5% increase approved during the 2018 HOA meeting, there is a \$1,700 shortfall in the Reserve Account that will need to be addressed.

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 transfer of \$60 be made from each dues payment in order to replenish the shortfall. The balance in the Reserve Account currently stands at \$28,303.

All financial documents have been forwarded to the accountant for tax preparation.

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

NANSEN COURT/AMUNDSEN COURT ROAD REPAIRS: Seal coat was applied to the two private streets in June of 2020. All repairs are completed and no further work is anticipated to be necessary for several years.

TRASH/NOISE/PARKING ISSUES: Brian Horner reported experiencing some parking issues on Nansen Court this year, which were resolved when he contacted the property owner.

Dominic DiSalvo reported his property manager noted his hot tub was filthy with all sorts of matter floating in it, and that five neighboring youngsters were "having a good time." One of the youngsters was found sleeping in his car the next morning in the DiSalvo driveway and was awakened by the DiSalvo's builder. The trespasser joined a group of youngsters who came out of a neighboring home. He asked if other residents on Amundsen Court had experienced similar issues. He cautioned homeowners to have their hot tubs inspected.

Margaret Herrmann reported that there had been a steady stream of renters over the winter, but noted there were no issues. She also reported that her son had been in their home for several weeks in July and noted he rarely saw anyone else in the neighborhood. Margaret expressed concern about homes being safe in that people may notice that no one is in residence, leaving properties vulnerable. She mentioned that it appears that there has been diminished traffic overall.

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Jean Crittenden reported that she is currently occupying her home and that there are currently a good number of people present in Nordic Village. Several other homeowners reported that they are either currently occupying their home or are on their way to being in residence, with another homeowner reporting long-term renters are coming in. Sam Brothwell also reported that he has seen a lot of activity.

Jonathan Baird mentioned he and his wife are often at his home at 2432 Nansen Court and that, since enclosing his hot tub area and internalizing the trash bins, there have been no issues with noise from renters or trash cans left outside.

Otherwise, there have been no reported trash or noise violations, and few other instances of street parking violations, which were resolved in a timely manner.

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. In fact, Bill Kulczycki noted that Amigo had done a very good job of staying on top of snow removal this past winter. The determination was made to continue to use Amigo Property Services.

TREE SPRAYING SERVICES: Although Greenleaf has provided Spring and Fall spruce tree spraying in both the common area and individual properties for many years, they implemented a substantial increase in charges in their most recent contract with no enhancement of services. While acknowledging that the new charges were mostly in line with current fees being assessed for this type of service, the Board sought and received competitive bids and received one from Brant Reeder with Park City Tree, who will provide upgraded service and more current applications to the spruce trees. No spraying will be done on the aspen trees, as has been the practice in the past. Park City Tree will begin spraying and caring for trees in Fall 2020.

NEW BUSINESS

AMENDMENTS AND OTHER REVISIONS TO CC&Rs: Bill Kulczycki reported that he contacted an attorney to review the CC&Rs as they had not been reviewed or revised in over 20 years. The attorney was tasked with making sure that we are in compliance with current state of Utah laws. She affirmed that our documents are in order.

In addition, Bill requested that the attorney make recommendations as to how to address the issue of multiple renters, noise, traffic, etc. that has arisen with increasing rentals, in an attempt to maintain the historic peace and quiet of the single-family neighborhood. The attorney suggested that the most effective way of dealing this was to make two amendments to the CC&Rs: one amendment would limit size of homes to no more than six bedrooms and six bathrooms; the other amendment would incorporate change in the number of nights per stay and the number of permissible people per bedroom. All documentation was compiled and residents were mailed packets of information asking for votes either in favor or opposed of the proposed amendments. Despite much time and efforts by all Board members to inform, explain, and answer questions,

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Amendment 2 failed to pass by one vote, and Amendment 3 failed to pass by two votes. Bill reported that it appears the Nordic Village homeowners were nearly evenly split between those wanting to have tighter enforcement of the CC&Rs and those not wanting any changes made, as some mentioned they felt it would affect resale value.

Bill reported, however, that the Board of Directors is authorized to promulgate rules and regulations, which are different from the CC&Rs. Therefore, based upon the recommendation of the three-person committee formed at the 2019 annual meeting, the Board instituted rules stating that bedrooms are limited to no more than six, occupancy is to be no more than three persons per bedroom, and a minimum three-night stay is required for rentals. These rules are enforced on a cooperative and voluntary basis. All rules and regulations can be found on the Nordic Village website.

FINE(S) STRUCTURE FOR VIOLATIONS OF ORDINANCES: Bill Kulczycki reported that in conjunction with the rules and regulations, the Board instituted a series of escalating fines for violations of same. These rules and subsequent fines for violations enabled the HOA to put some structure around addressing complaints of excessive noise, crowds, traffic, and overall disturbances.

The question was raised as to how the rules were enforced. Bill responded that we all understand that no one wants to be put in the role of policing neighbors, and that the Board felt that by establishing guidelines the residents would understand that the Board was attempting to address these issues. The intention is that if anyone notices rules are being violated, such violations would be communicated to the Board via Carina Bachman or Bill Kulczycki and that the Board would take the appropriate action. It was noted that homeowners who had a history of complaints arising from their properties were very cooperative and communicative, and that no complaints were received over the past year.

Dominic DiSalvo inquired as to whether anyone had heard that AirBnB was proposing limiting the number of renters to 15 per home. Margaret Herrmann reported that it appeared that rental homes were often turning into party houses. Bill Kulczycki mentioned that this issue is one affecting cities and towns, particularly in single family neighborhoods, and that the Board is responding as proactively as possible in this changing rental environment.

SPECIAL ASSESSMENTS: As monies had to be transferred from the Reserve Account to cover expenses, that account has fallen below the required \$30,000 level. Carina Bachman proposed avoiding a Special Assessment to replenish the reserve account and instead transfer \$60 from revenue received from lot dues, as it appears we would be able to take this action and still stay within budget. Brian Horner raised the question of whether we would again come up short next year as our current budget is tight. Discussion included perhaps waiting until December or next year to determine how costs to date may impact the budgeted figure before transferring.

Bill Kulczycki suggested implementing a \$60 per lot Special Assessment to bring the account back to the required \$30,000 level. All present agreed with this proposal. Dominic DiSalvo moved to approve the \$60 per lot assessment, with Margaret Herrmann seconding.

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As passed in 2018, a 5% automatic increase is being applied each year, bringing the annual dues amount to \$882 per lot this fiscal year. The Special Assessment will add \$60 to this amount. Therefore, the total amount due for the 2020-2021 fiscal year will be \$942 per lot.

BUILDING PLAN SUBMISSION REQUIREMENTS: Any and all building plans, renovations, remodels, etc. must be submitted via email to admin@nordicvillagehoa.com and via snail mail to the PO Box. More information is posted on the website under HOA News. The Board of Directors will review submissions.

BUDGET INCREASES: The budget is well balanced overall for the 2020-2021 fiscal year, with the only budget items increasing are for tree spraying and administration/bookkeeping.

FUTURE HOMEOWNER'S ASSOCIATION MEETINGS: The next meeting will be held virtually; this platform seems to be most convenient for homeowners as so few are in Park City at any given time. The meeting will be scheduled for August of 2021, with the exact date to be determined in the Spring.

ELECTION OF OFFICERS

Upon unanimous vote, Bill Kulczycki, President; Margaret Herrmann, Vice President; and Carina Bachman, Secretary/Treasurer, will retain their positions for the 2020-2021 fiscal year.

Jean Crittenden, Dominic DiSalvo, Jodi Van Dresser, and Brian Horner will continue as members of the Board as Directors for the 2020-2021 fiscal year. Sam Brothwell volunteered to join the Board, and he was elected to fill the position that had previously been held by Jeff Love.

APPROVAL OF BUDGET

The 2020-2021 budget was reviewed and approved.

OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

Sherry Patten expressed concern about the possibility of fires in Nordic Village and the surrounding area. Patty Stark mentioned that the fire department has a free program wherein they come to a property and make recommendations. Dominic DiSalvo reported that he mows the area in the rear of his home along with the common area. Carina Bachman will contact the fire department on behalf of all association members regarding a neighborhood assessment and to make recommendations for removing landscaping, etc. to conform to best defensible space practices. Bill Kulczycki suggested that if the fire department is not able to provide this service to the entire subdivision, that we contract with a company that specializes in defensible space. Carina Bachman will also contact Guillermo/Amigo Property Services as he would be performing any recommended landscaping alterations. Jim Herrmann asked how to dispose of materials if he

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cleared trees and shrubs himself. Carina Bachman mentioned that the fire department can also be called and they will bring their woodchipper to the home.

Sherry Patten also inquired about Amigo Property Services beginning driveway and stairs snow removal earlier in the morning as needed. Bill Kulczycki recommended that if a storm is predicted and she has to leave her home early in the morning, she should contact Guillermo directly.

Jean Crittenden reported that Amigo Property Services has planted some flowers around the sign.

Roseann Clark inquired as to how many homeowners are living in Nordic Village full time. Carina Bachman reported that there may be one full-time resident on Queen Esther Drive in the last home on that street that is included in Nordic Village.

Patty and Rick Stark reported that the Amundsen Court streetlamp flashes off and on like a strobe light, and does not remain illuminated. They inquired as to replacing the light with a lower wattage bulb and the current wattage is so bright it interferes with sleep, even with blackout window coverings.

The Starks also inquired as to tidying up the entrance to Amundsen Court as it currently leaves a rundown, cluttered impression with the No Parking signs being repositioned on either side of the lamppost, and the utility box being replaced or, at very least, painted. Dominic DiSalvo reported that he noticed one of the No Parking signs was down and had drilled a hole in the sign and put it back up, but that the signs needed to be reset. Bill suggested that Park City Signs may need to be contacted unless Guillermo/Amigo Property Services is able to make repairs.

Sam Brothwell reported that he removed a dying juniper from his property that was adjacent to the utility box, which handles power to both lights and the sprinkler system. He noted he would be contacting Rocky Mountain Power as it appeared the transformer had shifted with the impact from the juniper as it grew over and under everything. They would also ask RMP to assess whether or not the utility box needed to be repaired, and if the lamp is on city property or is HOA property. He will notify the Board of his findings on Monday, August 25th. If it is determined that the light is on HOA property, Carina Bachman will contact Guillermo to replace the bulb. Brian Horner suggested possibly installing a light shield if a new bulb does not remedy the light disturbance issue for the Starks.

Brian Horner inquired as to whether there had been any updates on construction on the vacant lot at 2434 Nansen Court. While no official notification has been received, Brent Peterson, a current co-owner of Lot 19/2432 Nansen Court, reported that he is purchasing the lot from Stan Freck in September. He hopes to begin construction of a home soon thereafter, expressing plans to keep the process neat and orderly, and adhering to rules and regulations.

Brian Horner As a reminder, the website is open to the public except for the Owner's Directory, which requires a login. The username is NVHOA, and the password is 28lots.

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All other issues presented were discussed as previously reported.

The meeting was adjourned at 3:00 P.M.

Respectively submitted,

Carina Bachman
Secretary/Treasurer
08/23/2020