

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

ANNUAL MEETING MINUTES
2021

The annual HOA meeting was called to order on August 21, 2021, 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
Sam Brothwell	Lot 27	2412 Amundsen Court
Jodi Van Dresser	Lots 12 & 2/3 of 1	2427 Nansen Court

Homeowners:

Heather Brothwell	Lot 27	2412 Amundsen Court
Sherry Patten	Lot 15 & 16	2424/2426 Nansen Court
Linnell Smith	Lot 18	2430 Nansen Court
Barry Wilson	Lot 23	2439 Nansen Court

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

Roseann and Ron Clark	Lot 24	2418 Amundsen Court
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A quorum was established.

APPROVAL OF MINUTES

The 2020 minutes were approved and passed, with Dominic DiSalvo making the motion and Jodi Van Dresser seconding.

TREASURER'S REPORT

The financial report and final budget of expenses for the year ending July 31, 2021, was presented by the Secretary/Treasurer. The income derived from HOA dues and the Special Assessment of \$60 per lot was sufficient to cover expenses over the last fiscal year, and the Reserve Account has been rebuilt to \$29,988, just shy of the long-held HOA agreement of \$30,000 amount held to cover emergencies and major expenses. The automatic annual 5% increase approved during the 2018 HOA meeting will result in \$926 per lot.

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

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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

AMUNDSEN COURT STREETLIGHT AND NO PARKING SIGNS: Sam Brothwell investigated the streetlight issue, which he determined was actually maintained by Park City and was repaired by same. New "No Parking" signs were installed in September 2020.

TRASH/NOISE/PARKING ISSUES: Brian Horner reported experiencing some trash and parking issues on Nansen Court this year, which were resolved when the property owner was contacted. Otherwise, there have been no reported trash or noise violations.

HOA DUES: As per the 2018 decision, an automatic 5% increase will be applied to the current fiscal year. This will result in a dues amount of \$926 per lot for the 2021-2022 fiscal year.

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. The determination was made to continue to use Amigo Property Services.

TREE SPRAYING SERVICES: Park City Tree has provided 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 continue spraying and caring for trees.

NEW BUSINESS

WATER MAIN BREAK ON QUEEN ESTHER DRIVE: Bill Kulczycki and Lindy Smith reported that in April there was a water main break on Queen Esther Drive at the intersection with Nansen Court. City workers repaired the break over a two-day period, reporting that the entire water main on Queen Esther Drive is about 25 years old and that, as the water main has broken twice before further down the road, there will likely be breaks in the future. The city was contacted, and Bill discussed the issue with Water Distribution Manager Isaac Kershner, who reported that the city has no intention of replacing the water main, instead addressing breaks on a case-by-case basis. Overall, the city's plan is to continue to address breaks as quickly as possible and that residents can expect water to be back on within 24 hours, and repairs completed within 36 hours.

Carina Bachman will notify all homeowners that the water main break occurred, is likely to happen again, and that the city has chosen to take a reactive rather than a proactive approach.

Bill Kulczycki proposed that if neighboring HOAs, including Solamere, were to band together and appear before city council, who mandates and budgets for such items, there may be a chance of replacing the water main. Currently, there is a city budget for repairs, but the council has not voted for a bond for water main replacement.

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ELECTRICAL ISSUES REGARDING NV SIGN AND TREE LIGHTS: Sam Brothwell inspected the electrical box and wiring, reporting that the sensor for the streetlight also turns on power for the Nordic Village sign and tree lights. He did some repairs in June, with more extensive repairs expected in October. Jean Crittenden reported that the lights are working on the sign and trees.

REPLACEMENT OF WOODEN ENCLOSURE HOUSING ELECTRICAL/SPRINKLER CONTROLS ON AMUNDSEN COURT: Sam Brothwell reported that the wooden box at the base of Amundsen Court that houses the sprinkler timer controlling the irrigation for the common area has exposed wiring, and that the wiring coming up from the meter goes underground to supply the power to the sign and trees is a bit corroded. All of the power is supplied from a meter located on the property line between the Brothwells and Starks. Sam agreed to meet with Amigo Property Services to reconstruct the box and remount the sprinkler timer when Sam is in Park City in October, which he reported is not a complicated job. Bill Kulczycki asked about contacting Amigo Property Services now to alert them to the issue. Carina Bachman noted that she had contacted Guillermo back in July and that he is aware of the work to be done. She will let him know the work has been pushed to October.

CHRISTMAS TREE LIGHTS: The tree lights were installed in December 2018. While the original plan was to replace them at the two-year mark, they seem to be working fine. The consensus was to take no action at this time, but to continue to monitor their appearance and operation.

DISCUSSION REGARDING OCCUPANCY LIMITS: Bill Kulczycki inquired about any pushback from homeowners on occupancy limits. Carina Bachman reported that no issues have arisen, most likely due to low rentals with regards to the coronavirus. Bill reiterated Nordic Village rules, which state that homes are allowed no more than six bedrooms with no more than three persons per bedroom. Bill reported that the large rental home next door at 2432 Nansen Court only had a few short rentals this past year. Dom DiSalvo asked whether the occupancy limit was an issue with this home. Bill reported that due to past issues with renters and the new occupancy limits imposed, the owners had changed their advertising, revising the number of guests allowed from 42 people to 27 people. This home has nine bedrooms. Lindy Smith reported that 2432 Nansen Court has no rentals coming up until late December. Jodi Van Dresser reported that her home on Nansen Court has been rented out steadily, and that no problems were reported with renters.

Bill reported that the new construction at 2434 Nansen Court has six bedrooms. Brian Horner reported seeing no activity during his stay from early to mid-August but that materials are on site.

Jean Crittenden reported that the house next to her on Queen Esther Drive has as many as eight cars parked in the driveway, even though she hasn't seen anyone there. Brian Horner and Barry Wilson reported all has been quiet on Nansen Court.

REVIEW OF SECRETARY/TREASURER COMPENSATION: Bill Kulczycki proposed an increase of \$50 per month for Secretary/Treasurer Carina Bachman due to more work involved as

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Nordic Village grows and ages. Heather Brothwell made the motion to approve, with Dominic DiSalvo seconding. The motion was unanimously approved.

FUTURE HOMEOWNER’S ASSOCIATION MEETINGS: The next meeting will again 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 2023, with the exact date to be determined in Spring 2023.

OTHER ISSUES AND/OR HOMEOWNERS CONCERNS

THISTLE: Carina Bachman received a call from Rob Schumacher, who sits on the Board of Directors at Wildflower Condominiums in Lower Deer Valley, regarding a concerning issue with thistles, as it is very invasive and impacting lawns and ponds. There is quite a bit of thistle in the Nordic Village common area, which is shared with Queen Esther Condos. Rob asked if Nordic Village would work with him to eradicate the thistle, relating that he has been methodically going through each area and snipping the heads of each thistle plant to stop the spread. With Board approval, Carina contacted Amigo Property Services, requesting that they work with Rob on this issue. She will follow up with both parties.

SOLAMERE TRAIL: Heinrich Deters, Trail and Open Space Manager with Park City, emailed the HOA that the city is interested in rerouting a public trail located on Solamere property as it is badly eroded. The area abuts the back side of Nordic Village, and the city wants to ensure the neighborhood is aware of and supports their proposed work. Nordic Village resident Cindy Purvance reported that a lot of water and dirt washes down the trail, leaving a mess in her property’s gutter. Bill Kulczycki asked if the trail would be on Nordic Village property and if so, if we would need a city variance. He also inquired as to whether there would be a liability issue if someone were to be hurt. Sam Brothwell reported that he hikes that trail, and when it gets wet it gets very muddy and slippery. While it appears the new trail will just skirt Nordic Village property but doesn’t touch any lots, Bill will contact the HOA attorney to see what our position is. Brian Horner suggested contacting our insurance agent to increase coverage if necessary. The determination was made that Bill will contact the attorney, and that Carina will follow up with insurance company after hearing from the attorney if it is necessary to increase coverage.

DEER VALLEY SHUTTLE: Several homeowners have inquired about the availability of a shuttle to pick up owners and guests during ski season. Sam Brothwell contacted Ryan Omer with Deer Valley this past January, who stated that even if they were able to take on the homes in Nordic Village, their policy is that the entire HOA would need to commit to the service, with the fee running \$200 per lot per season. Sam relayed that Ryan left open the possibility of adding Nordic Village. Heather Brothwell reported that that four out of five homeowners on Amundsen Court have expressed interest. Barry Wilson mentioned that he would like to have the service. Brian Horner asked if there is a stop on Queen Esther Drive at Amundsen Court, with Sam Brothwell reporting that there used to be a stop there but no longer. Barry Wilson mentioned it was the same distance to Amundsen Court as it is to Snow Park, and Bill Kulczycki mentioned you can just walk over to the lot and get the shuttle. Heather Brothwell inquired about taking a poll of homeowners to see who would be interested. Bill Kulczycki suggested we contact Deer Valley in November to inquire whether there is even a possibility of implementing service before

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polling owners. Sam Brothwell will follow up with Ryan Omer. At this time, Bill Kulczycki suggested that we pass on the issue of the shuttle as it is too expensive. All were in favor of passing on the issue as it is cost-prohibitive.

DEER CREST GATE AND LANDSCAPE: Roseann and Ron Clark had inquired as to HOA action that could be taken regarding rotting landscape timbers that abut their property at the Deer Crest entry gate. They have attempted to contact Deer Crest with no luck. Heather Brothwell also reported attempts to contact them with no response. Carina Bachman related that past attempts have been futile. Heather Brothwell reported that they will take care of the business themselves.

All other issues presented were discussed as previously reported.

ELECTION OF OFFICERS

Upon unanimous vote, Bill Kulczycki, President; Margaret Herrmann, Vice President; and Carina Bachman, Secretary/Treasurer, will retain their positions for the 2021-2022 fiscal year.

Jean Crittenden, Dominic DiSalvo, Jodi Van Dresser, Brian Horner, and Sam Brothwell will continue as members of the Board as Directors for the 2021-2022 fiscal year.

Jean Crittenden mentioned that she would step off the Board if someone else would like to come in. Bill Kulczycki mentioned that she is a valuable asset to the Board given her long history as a Nordic Village homeowner and encouraged her to stay on. Carina Bachman seconded that sentiment. Barry Wilson indicated that he may be interested in serving on the board in the next year or so.

APPROVAL OF BUDGET

The 2021-2022 budget was reviewed, with Jodi Van Dresser making the motion to approve and Jean Crittenden seconding. The budget was unanimously approved.

ADJOURNMENT

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

Respectively submitted,

Carina Bachman
Secretary/Treasurer
08/21/2021