

## **Association Meeting - Nordland Villas November 28, 2016 4 PM**

1. The teleconference meeting was called to order at 4:07 PM
  
2. Determination of Quorum - There were six homes represented in person by homeowners on the call for Nordland units: 10,17,20,21,28, and 29. Included among those present in person were Directors Hugh Thom (N 17) and Ron Graham (N 21). Proxies were received for units: 1,8,11,18, and 27. Ruth Mayville, Director was present and represented the club homes units 2,4,16,23,26,31 and the Smugglers' Commercial Space. The total % of undivided common ownership represented in person and by proxy was 56.782%. Pursuant to the Nordland Bylaws, section 2.08, a quorum is met by 20% of the undivided common ownership. A number greater than a quorum being present, the meeting proceeded. Also present was Joe Hester Ingram, Executive Director of SNHA and agent for Nordland.
  
3. Ron Graham, Director moved a Motion to ratify Operating Budget for 2017 as adopted by the Board of Directors November 14, 2016 and posted on the web site <http://www.snha.net/regimes-a-buildings/nordland> . The motion was seconded and discussed. Joe presented an overview of the budget report. The motion was approved with a vote of 53.295% of undivided common ownership in favor and 3.487% not in favor. The budget was ratified as presented.
  
4. Nordland Renewal Project - Scope of Work and Preliminary Budget  
– Hugh Thom, Director reviewed the project from conception in the summer through fall planning and input from homeowners. Discussion followed and the following points were made:
  - Becky Tisbert will manage the project. She was successful in assisting the Liftside Directors in the renovations of 2015.
  - Becky will recruit the contractors for approval by the Directors. Some aspects of the project will be put to bid and others will not. Bidding is dependent of what services are required and knowledge of the various contractors and experience with demonstrated quality delivered in previous projects at Smugglers.
  - Need to explore storage and security for bikes.
  
5. Ron Graham made a Motion to Ratify the Scope of Work and Preliminary Budget as adopted by the Board of Directors November 14, 2016 and posted on the web site as above. The total expense is budgeted at \$166,324.96, with \$7,325 to be drawn from existing reserves and \$158,999.96 to be collected as a separate special assessment. The special assessment will be invoiced in two installments, one at

50% due before the end of 2016, and the second at 50% due in early March, 2017. A 3% discount will be given as a credit if paid in full in the first installment. The question was called and the vote resulted in 47.451% of undivided common ownership in favor of the motion and 9.331% not in favor. The motion passed. The assessments will be scheduled as follows:

- Studios N01 - N09 \$ 4,434.99
- Studios N10 - N15 \$ 4,597.04
- Lofts N16 - N31 \$ 5,485.92
- The special assessment will be invoiced in two installments (net 30 days), with the first one being billed on November 30, 2016 and the second one on February 28, 2017, with a 3% discount if the total assessment is paid in full by Dec. 31, 2016.

6. Other discussion followed regarding routine maintenance on the entry walkway, the retaining walls, and other scheduled maintenance on the plan. These items will be addressed with the use of existing funds in the reserves. A total review of the plan and future reserve assessments will be completed in 2017 with adjustments anticipated in future years to build a larger reserve fund and a more comprehensive list of planned projects.

7. Motion to adjourn – the meeting adjourned at 4:54 PM

Respectfully submitted,

Joe Hester Ingram  
Executive Director – Smugglers' Notch Homeowners' Association, Inc.  
Agent for Nordland