

NOTICE IS HEREBY GIVEN THAT  
On  
Tuesday August 27, 2013  
7:00 PM  
By Teleconference  
Call in 1-888-481-3032 – follow prompts and enter  
Call code – 571284 #

## **The Homeowners of the Nordland Condominium Association**

Will meet to consider the following:

1. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at the SNHA Office within 1 week of the call.

To record a list of Homeowners present at the meeting and approve the minutes of 2011 August 4<sup>th</sup> Teleconference – copy located on SNHA.net site

<http://www.snha.net/images/docs/Regimes/nordland2011annualminutesfinal.pdf>

- 2) To elect two Homeowners to serve as a Building Directors each for terms to end one in July 2015 and one to end 2016.

- 3) Financial Report

- ❖ To review the 2013 budget and year to date financial reports, plans and projections for the future. Budgets based on 10 year expense history. See attached reports or web site posting at <http://www.snha.net/regimes-a-buildings/nordland>
- ❖ Collections of delinquent accounts - Consider steps to collect delinquent accounts. There is a total due past 60 days of \$27,782 from 10 homes. 5 are the previous assessment only, 5 have totals between \$2,000 and \$4,000 around \$3,000 and one has a \$9,000 balance due. Notices have been sent, and liens have been placed. Next steps would include instituting late charges and monthly finance fees, and foreclosing on accounts that have reached substantial amounts. State statutes allow the directors the authority to take all legal means available to collect.

- 4) To discuss the following:

- ❖ Asbestos and lead testing in the homes
- ❖ Landscaping – Walkway lights (operation ) – wall issues
- ❖ Common area housekeeping – quality issues

- 5) To provide your observations about the exterior and common areas of the Nordland building.

- 6) To list any items of concern and interest for the attention of the Building Directors, Smugglers' Notch Homeowners' Association, Inc., or Smugglers' Notch Management Company.

- 7) Other business as required.

- 8) Note time of adjournment.

**Please return all materials to Joe Ingram at the SNHA Office within 1 week of the meeting**