

NORDLAND CONDOMINIUM ASSOCIATION ANNUAL MEETING

August 4, 2011

Call To Order

Nordland Villa Board Director Ron Graham (N21) called the meeting held by teleconference to order at 8:40 pm.

Attendees: director Ron Graham (N21), director Bob Mulcahy (representing Smugglers' Notch Club Homes), homeowners Pat Dessureault (N14), James Considine (N7), Judy Asselin (N20), and Joe Ingram of the SNHA.

Recording Secretary:

Judy Asselin (N20) was appointed recording secretary.

Elections:

Ron Graham reported that Bob Mulcahy's term as director was expiring with the 2011 Annual Meeting and that Bob had expressed a desire to serve another three year term. Attendees were also given an opportunity to nominate other candidates. After nominations were closed, Bob Mulcahy was reelected to serve as building director for a 3 year term ending July 2014.

Old Business.

Ron Graham reviewed a number brought up loose stones in the front steps, Joe reported that these were repaired.

Ron also questioned if the lights by the stairs were working properly, and if the decks had been "touched up". Pat said his deck looked perfect. Someone will have to check to see if the lights are working at night.

Landscaping. Ron and Joe have made calls to Paul Luneau of Smuggs maintenance. There is a tree that needs to come down, shrubs that need to be trimmed back (in front of N15), branches that need to be cut, etc. Also some

ground cover type of plant is needed along the front steps. Electrical “shed” is

crooked and needs some kind of shrubbery to hide it. Bob was asked if he could do something to move things along.

Main Entrance The main entrance area and the stairs up to the second floor are

looking worn. Joe said that Tracy (of SNHA staff) has spoken with a floor consultant for ideas. We should also talk to Vicky who may have some ideas.

Ski Lockers To save the interior hall carpeting (which will most likely be replaced in the next couple of years).

Locations to consider: Outside where the hot tubs were located, the front entrance hall, unused housekeeping closets, etc. Ron suggested asking the Nordland homeowners for volunteers to form a committee to come up with some ideas for the ski lockers. Judy thought the lockers should be kept on our “wish list” for the future due to cost.

Unit doors

About 4-5 years ago, Smuggs replaced all the Club Home doors with new, lighter color doors than the rest of the units in the building. We never were notified or allowed to vote on this. The different colored doors do not project a unified look.

It was said that Butch may know the cost of a new door and the keyless entry system that Smuggs is suggesting. Homeowners would be responsible for the cost of their unit's door if they decide to change it.

Hallway doors

Waiting to hear from the fire marshall.

Electrical building

Roof needs replacement.

Financial

Joe reviewed our financials. There is \$43,000 in accounts receivables. One homeowner is responsible for \$8,000 of this amount. A decision must be made as to how to collect this money.

The two biggest expenses were \$8,800 for insurance and \$13,800 for snow removal (due to heavy snowfall last winter). Money well spent to protect the

building from structural damage.

Ron asked why Smuggs does not deduct the fees and assessments from the quarterly statements anymore. It has not been done since 2008. Bob said that he will follow up with Smuggs on this. Joe said that the new rental contract did not provide for that. Also, how do we collect from the non-renting homeowners who are delinquent? Joe will check with other regimes to see how they are handling that issue.

Major projects

Joe said that we have no major projects this year, but replacing the hall carpeting is scheduled for the next 1-2 years, and the front of the roof will need new shingles in 5-6 years.

Regime property management options

Smuggs sent out a package a few months ago with new contracts including one for regime management (similar to the services that SNHA provides). I think those of us at this meeting agreed that we would like to stay with SNHA, but the majority in the regime must agree. Joe said that the Board is considering reducing the homeowners' base dues (to SNHA) and adjusting them according for the regimes who are getting the most assistance from the SNHA with their regime projects.

Common Hallways

Ron mentioned that he and Mary Parker talked about getting some artwork for the halls – something nature/animal/Vermont themed. He went to an art shop but the cost was prohibitive. Suggestions would be appreciated.

State of Vermont Condominium statutes.

There will be changes effective January 1, 2012. Joe has contacted a lawyer

And together they will be coming up with a “boiler plate” solution. There are a other buildings within Smuggs that are the same age as Nordland and whose bylaws, procedures, etc., are similar and will also need to be updated. The cost

should be minimal.

Ron asked if there were any other concerns.

Judy said her biggest concern was the landscaping (which was already discussed)

She mentioned that she would be up at Smuggs this month and she will contact Tracy so they can walk around the building together and look at what we have discussed. She will also email Ron with their findings.

Motion to adjourn 10:00 pm.