

Nordland Condominiums
PO Box 244
Jeffersonville, Vt 05464

June 30, 2011

Dear Nordland Villa Homeowners:

The link <http://www.snha.net/images/docs/Regimes/nordlandminutesmeeting021011.pdfAttached> will take you to the Nordland Minutes from the last Annual Nordland Villa Regime meeting held last winter.

Since there are multiple meetings set by SNHA and Smugglers' Notch management as well as the alternative group, OACs that Smugglers Management is endorsing, it makes sense for Nordland to have its Annual Meeting at a time after the time of the July 4th meetings so that everyone has a chance to attend the various meetings and digest the information that will be disseminated.

As we did last year, we would like to have our Annual meeting completed as a teleconference session that Nordland Homeowners can join in remotely through a conference call. Joe Ingram of SNHA will assist us with setting up a conference call through an operator with a call in number available for participants to connect to the teleconference session.

We are thinking of a weekday night later in July, 2011 and I invite you to contact me or other Nordland directors, Mary Parker, and/or Bob Mulcahy (representing the commercial space and Club owners) to discuss any immediate concerns or to request any items to add to the agenda for the Annual meeting.

Some items that we typically cover on the agenda include:

1. Approval of Minutes for last Annual Meeting
2. Nordland Building Improvements - Status, updates and future plans- eg. common area carpeting, landscaping, ski lockers, etc.
3. Financial status of Regime reserves, assessments, dues, etc.
4. Regime building property management
5. Board vacancies/elections (Bob Mulcahy's term is expiring in 2011 and he has indicated his plan to continue to represent the commercial space/club units for a new 3 yr. term)
6. Old Business
7. New Business
8. Adjournment

A new business item involves sprucing up our interior common area hallways. We are investigating the idea of having local artists display artwork in our interior hallway walls that they would like to sell while providing us with some artwork to enhance our interior which is becoming somewhat dated and tired looking. One alternative may be to purchase artwork that might include framed prints of wildlife or outdoor scenes. However, we would like to first see if we might interest local artists to display their work without cost to us a group.

If there are any other topics you would like to add to the agenda please feel free to email us those topics.

Also let us know if you have any objection to having the Annual Meeting later in July during an evening of a weekday, and if so please provide an alternative proposal.

Best wishes to you all.

Ronald F. Graham, N-21

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