

Nordland Annual Regime Meeting

February 10, 2011

The meeting was held Thursday 2/10/11 at 7:30 p.m. via teleconference.

The following persons participated in the conference call:

SNHA -Joe Ingram
Club Homes- Bob Mulcahy
N-30 Bob Mitchell
N-21 Ron Graham
N-20 Bob Asselin
N-19 Greg Birbilis
N-18 Earnie Amador
N-11 Mary Parker

The meeting was called to order by Ron Graham at approximately 7:40.

Mary Parker agreed to serve as recording secretary for the meeting.

Regime Minutes.

Those in attendance were asked if they reviewed and approved the meeting minutes from last year.

Last years Regime meeting minutes were approved.

Regime Director Position.

Mary Parker (N-11) was re-elected with the 3 year term ending 2013.

Nordland Regime Directors:

Bob Mulcahy (N-club) expires 2011

Ron Graham (N-21) expires 2012

Mary Parker (N-11) expires 2013

Financials.

The building financial reports were discussed. All homeowners are encouraged to pay their assessments in a timely fashion to assist with cash flow.

Cash flow projection: Along with the expected cost of general maintenance, there will be expenses related to snow removal from the roof. Snow has been heavy this season. Carpet in the entrance doors and front stairs are showing wear. Carpet replacement (or other flooring option) needs to be planned.

Nordland Building and Reserve Assessments for 2011. The amount needed for this year and the payment schedule for assessments were discussed. It was decided that the assessment amounts for this year should not exceed last years amounts. The assessment billing schedule is being changed from 1st & 3rd quarter to quarterly billing. Please

adjust your budget to allow for an assessment charge each quarter. (Prompt or early payment is appreciated. Some units are delinquent in paying their assessments. Please pay any over due amounts.)

Nordland Building.

Front Stairs: New front stairs are holding up well.

The footers had been installed with the front stairs to allow for a canopy or roof structure to be installed in the future. A roof or canopy over the front stairs is not in this years building budget.

Walkway lights: There was an issue with the front stairs new lights not being on during Thanksgiving time frame. The problem was reported to maintenance. Greg was able to confirm the exterior front stair lights were working a few weeks ago. (There should be a light switch in the basement electrical room for the exterior front stairs.)

Landscaping: There was a tree behind the building that was supposed to be removed. It is still there. Some additional plants were supposed to be incorporated into the front of our building if available from thinning other overgrown areas at the resort. Unknown if any plantings were made.

Decks and building color: In 2010 the exterior siding of the building was completely re-stained. A subtle color change was made to the siding and the exterior doors were changed to dark green. Overall the building looks nice.

Street side door: The street side door and frame were replaced due to excessive rust.

Carpet/Flooring: Bob M. will check with Village staff about potential flooring options for a more limited replacement of carpeting of the entrance & stairway areas which currently have significant wear. Consideration will be given to noncarpet alternatives such as rubber or solid surface materials with use of large mats that can be cleaned or replaced more easily.

Library Room:

Access: It was mentioned that during Thanksgiving that the library was unavailable due to a private function. No other problems were reported in relation to access to the library room. (The library should be available to homeowners in the evenings when not in use)

Flat Screen TV: The question was raised if Smuggs will be upgrading the library TV with flat screen as homeowners are required to upgrade. It was thought one was either planned for or already in place. (It was later confirmed via email that a flat screen TV is already installed in the library.)

Fireplace: The question was raised again about a gas fireplace. Smuggs management will look into installing a gas fireplace log system to replace the natural wood in the library which currently has library cleaning & wood restocking issues as well as outside woodpile location concerns.

Laundry room: No new issues. Discussion was continued from the last annual mtg. concerning authorization for past replacement of washers & dryers with expensive foreign made models that both guests & homeowners have difficulty using & which have ongoing maintenance problems. Bob Mulcahy will look into these issues & report back to other regime directors.

Hallway doors:

State Fire and Life Safety Code. Hallway doors need to have at least a '1 hour' rating. Most Nordland doors are in compliance. Doors not in compliance will need replaced.

Interior Unit Doors - As relates to interior doors - so far only club homes have replaced doors with lighter color ones. Replacement of other interior doors is not currently required for safety or fire regulations. Additionally uniformity of replacements is an issue for the Nordland regime and it does not appear that prior replacement of doors was reviewed by Regime directors which now forces the issue for future replacement of doors on a uniform basis.

Keyless door (magnetic card key locks) Pros & cons were discussed again in relation to the card key doors. For homes to be a '5 Star Plus' they must have the card key entry. It may be possible to buy a 'key option' for the SafeLock doors for an additional \$100 so the homeowner can still have a physical key so will not have to rely on magnetic card key access.

Ski Lockers:

Ski lockers are still a desirable feature. One idea was discussed of placing a number of lockers on the exterior wall outside the library where the outside jacuzzis were formerly located. Usage might reduce snow & ice melt from ski equipment inside the building in common areas & Units. A committee of interested Owners may wish to further study ski locker options. Would anyone like to volunteer to be on a committee to evaluate our options for ski lockers ?

Maid closet doors continue to be left open. Typically the closets are messy with plastic bags, boxes, and linen tossed on the floor. This has a negative impact on our guests.

Ants: There were still ants in the wall this summer in the main hallway from the main entrance. Smugglers will be asked to monitor, and report to Nordand Directors.

Meeting adjourned at approx 9:30.