

DRAFT

Nordland Annual Building Meeting
July 2, 2005 at 4 pm
In the Evergreen Lounge at Smugglers Notch

Present at meeting:

Fred & Margret Rose	N 01	frose2@earthlink.net
Jane Merrill	N 15	novamom98@comcast.net
Kathy & Bill Ginter	N 12	bkginter@earthlink.net
Ruth & Gary Dean	N 11	grdean@earthlink.net
Dave & Elise Twyman	N 08	elisetwyman@aol.com
Kevin Garrison	N 25	construxec@aol.com
John Haynes	N 27	John.haynes@uconn.edu
Bob Asselin	N 20	basselin@gltool.com
Bob Mulcahy	N clubs	bmulcahy@smuggs.com

Meeting was called to order.

Votes were taken on the two directors positions. Bob Mulcahy, Nordland club homes, was reelected with the term ending July 2008. Ron Graham N 21 was elected to fill the position with the term ending 2006 previously held by Jim Hillis who recently sold his home.

Minutes from 2004 meeting were approved by all present.

Maintenance Concerns for 2005/2006:

- ❖ Retaining wall – in parking lot – Peter Delaney has recommended the use of interlocking brickwork estimated to cost \$6,000 to \$8,000.
 - Suggestion to let wall slope to grade rather than use a wall.
- ❖ Steps – problems noted for many years and need to be addressed.
 - Should look into combination of retaining wall & steps
 - Consider open grating steps which allow removal of salt off shoes. Galvanized metal for steps like the steps between Nordland and Slopeside.
- ❖ Parking spaces – employees parking in Nordland for meetings in the library create a problem when the building is occupied by guests.
 - Consider designated parking spaces spots or parking tags.
 - Could get more space for parking with a redesign of steps.
 - Rethink turn around at end of parking lot – around tree – for ability to turn and not back out of spot.
- ❖ Downstairs:
 - Library used a lot in winter for baggage storage limits homeowner use.
 - Massage & library – further limited as they are locked at night.
- ❖ Assessments - downstairs studios pay a smaller assessment than upstairs units. The percentage of common ownership of the building is related to proportional size/value.

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- ❖ Carpet on 1st floor worn in entry hallway due to the increased traffic in Nordland from downstairs business. Smugglers Management helps pay for both cleaning and carpet replacement per a negotiated agreement made several years ago.
- ❖ Balance sheet – question on what the \$12,000 line of credit was. This is the outstanding balance for homeowners that used the line of credit for the roof project. They are responsible to repay the line of credit.
- ❖ Skylights – in front still need to be addressed. (Editors note: SNHA office needs more detail from homeowners regarding what needs to be done).
- ❖ Decks – re-staining needed depending on unit wear and tear.
- ❖ Awnings – Ruth Dean N 11 has researched and has found information
 - Email information to Nordland owners once decision has been made. Permission of 75% would be needed.
 - Awnings are usable on downstairs units. Retractable awnings on decks.
 - \$1929 13'.6" by 7' (size of inside of deck) for Otter Creek with installation and tax. Ruth will get other information on Chic out of Canada which has an adjustable tipping feature on their awnings.
 - This would be optional by homeowner if allowed to install.
 - Only 1 color option will be given to the homeowners.
- ❖ Nordland sign – is peeling. Need to have repainted.
- ❖ Wireless internet – Homeowners had questions about the service:
 - How was it approved?
 - How does it work?

(Editors Note): The directors held a special meeting on April 14, 2005 to consider adding the necessary equipment to the building to have access to high speed wireless internet network offered by Smugglers Notch.

The results of the vote were that
20 homes of 31 voted in favor
6 homes voted not in favor
5 homes did not respond

The directors believe that they have sufficient majority to authorize the installation of the equipment to have service for the building. Non-renters will have the option to not pay the service fee and not receive the service.

- ❖ Washer & dryer - operation problem. Appliances are broken a lot. Dyers not working properly. Door to laundry is always open for washer & dyers.

Walk Around

Respectfully submitted
Kathy Ginter N 12
Edited by Joe Ingram