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Nordland Annual Building Meeting
July 1, 2006 at 2:30 pm
In the Evergreen Lounge at Smugglers Notch

Present at meeting:

Kathy & Bill Ginter	N 12
Janette Hansen	N 27
Bob & Judy Asselin	N 20
Bob Mulcahy	N clubs
Kim Grogan	SNHA

Bob Mulcahy called the meeting to order at 2:30 pm. Kim Grogan was asked to take minutes of the meeting and submit to Bob Mulcahy for approval.

Minutes from the 2005 meeting were discussed and approved.

Votes were taken on the director position. Ron Graham N 21 was reelected with the term ending July 2009 by the homeowners present.

New Issues:

Water tanks were replaced in 12 Nordland homes by a local plumbing company. Homes still need to replace their tanks or to supply SNHA information on age of tank are N 06, 07, 09, 11, 12, 13, 14, 22. Homeowners are encouraged to call CT Plumbing at 644-8014 for tank replacement by mid September 2006 who will coordinate with SNHA access to the home.

Building signs – Bob Asselin has the capability to make new signs for the building. He will send Bob Mulcahy a drawing and price quote for consideration.

Parking lot – it was suggested that the driveway be extended down the hill into the Slopeside parking lot to help the parking lot problem. It was commonly agreed that the Slopeside owners would not agree to that since they have other parking issue problems.

Electronic door locks – The club homes in Nordland have now installed the keyless electronic locks so the doors look different. Bob mentioned that the directors just received information on the locks including the cost and need to review it for the full owners in the building.

Heat in the trash closet – homeowner noticed that the heat was set at 80 degrees in the 2nd floor trash closet room. Bob asked Kim to have maintenance put a plastic cover over it to prevent it from being turned up.

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Long range maintenance plans and cash flow were discussed. There was talk about decreasing the Nordland building assessment for next year since homeowners present thought the building did not need painting in 2007. However after a walk around the building the homeowners present agree to keep the assessment as planned (please see note from walk around building regarding the painting).

No other new business was discussed so the meeting was adjourned to walk around the Nordland Building.

Walk around the building - Note some of the items below were discussed during the general meeting session but to keep the meeting notes cleaner are listed below. Also that Bob Mulcahy had to leave before the walk around could be completed and Kim G completed the notes:

Maintenance Concerns for 2006/2007:

- ❖ Retaining wall – in parking lot is in bad shape. All present agreed they liked the look of the drawings Bob Mulcahy had from Smuggs who recommended the use of interlocking brickwork (one owner stated that the look was “real sexy”) – (Note: Price information provided after the meeting is listed below as an addendum).
 - Suggestion to let wall slope to grade rather than use a wall brought up last year was talked about again but agreed it would not work because of the steepness of the slope.
 - There was talk of using a plastic retaining wall which may be less expensive but would not have the same appearance the owners would like.
 - Noted that the wall is not just in front of the building but extends around the road side where there are additional parking spots (road/Villmarksauna side).
- ❖ Steps – problems noted for many years and need to be addressed since the concrete is chipping away and the steps are uneven in height of the raisers. - Price information provided after the meeting is listed below.
 - All present agreed open grated metal steps which allow removal of snow & salt off shoes would be the best solution.
 - Note a guest was hurt on the steps recently adding to the concern that action needs to take place soon to prevent further problems.
- ❖ Tree removal – It has been suggested that the pine tree in front of the building be removed to allow more parking area and to have the new retaining wall and steps to be designed in a simpler manner.
 - There were mixed opinions on removing the tree or not. It was suggested to put the question out to all the Nordland homeowners since this would not be a reserve funding project with estimates for the 2 options.
- ❖ Painting - All owners present did not think that the Nordland building needed to be painted in 2007 as projected on the long range maintenance

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- plans. It was suggested that the building be looked at closely in 2007 but the painting be put off until 2008.
- ❖ Decks did not get painted yet in 2006. All agreed they do need to be done this fall.
 - ❖ It was noted that the retaining wall on the side of Nordland by the entrance to the massage center is in very bad shape. There is also a sink hole on the top retaining wall which could be a safety hazard.
 - ❖ Trash closet doors – all agreed that the doors should be replaced even if the skunks who have taken up residence in the closet since the doors do not shut properly may not like it.
 - ❖ The shed roof looks in bad shape and suggested re-shingling (Kim G thought there may be left over shingles from the roof project and if so would talk to the directors about having someone take care of that).
 - ❖ Ski lockers – homeowners present thought installing ski lockers in the interior lobby area would be a good idea. Kim G suggested that they look at the newly installed lockers in the entryways of Riverside 37-48 building. She also noted that if any work was done in that area would mean that the area would need to be brought up to current fire and safety codes.

Respectfully submitted
Bob Mulcahy

Addendum to Minutes

Estimated price quotes:

Front Stairs:

The scope includes removing all existing wooden tie staircase up to the entrance canopy. We would install two metal fabricated staircases. We would retain the earth midway to a formed in place concrete landing with concrete retaining blocks. We would set both metal staircases and add necessary metal railings required to meet code. Cost \$12,500

Retaining Wall:

We would remove the current retaining wall from the island near the entrance sign and replace that wall with new concrete blocks designed by Redi-Rock International. (Similar blocks in the Village and at North Hill) We would not remove any trees but would do a final grade and topsoil where appropriate. Cost \$17,500.

This estimate does not include the wall on the North side of the building. (Road/Villmarksauna side).