

The Nordland Directors hereby give Notice
The Nordland 2011 Annual Meeting
Will be held on
Thursday August 4, 2011
8:30 PM
By Teleconference
Call in 1-888-481-3032 – follow prompts and enter
Call code – 571284 #

The Homeowners of the Nordland Condominium Association

Will meet to consider the following:

1. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at the SNHA Office within 1 week of the call.
2. To record a list of Homeowners present at the meeting and approve the minutes of 2010 meeting – copy located on SNHA.net site
<http://www.snha.net/images/docs/Regimes/nordlandminutesmeeting021011.pdf>
3. To elect a Homeowner to serve as a Building Director for a three year term to end July 2014. Robert Mulcahy, whose term is ending, is interested and willing to serve another term. As a representative of Smugglers' Management he serves to input and represent Club homes and Commercial space interests.
4. Nordland Building Improvements – Status, Updates, and Future Plans
 - a. Common area carpet – sections are worn and need replacement. Discuss options
 - b. Landscaping
 - c. Ski lockers
 - d. Other
5. Financial Reports – Long Range Maintenance Plan – Assessments - Dues
6. Regime Property Management - options
7. Old Business – see minutes from prior years
8. New Business
 - a. Common hallways – spruce up and upgrade with graphics (See 6-30-11 letter)
 - b. State of Vermont Condominium statutes - changes effective January 1, 2012
9. To provide your observations about the maintenance and care of the exterior and common areas of the Nordland building and property.
10. To list any items of concern and interest for the attention of the Building Directors, Smugglers' Notch Homeowners' Association, Inc., or Smugglers' Notch Management Company.
11. Note time of adjournment.

Please return all materials to Joe Ingram at the SNHA Office within 1 week of the meeting – no later than August 11, 2011.