

Nordland Annual Building Meeting
July 1, 2007 at 1:00 pm
Meeting House/Nordland Grounds

Present at meeting:

Ron and Marilyn Graham	N 21
Bob Mulcahy	N Clubs
Judy and Bob Asselin	N 20
Bill and Kathy Ginter	N 12
Mary and Larry Parker	N 11
Greg Birbilis	N 19

Director, Ron Graham, called the meeting to order at 1:15 pm.. Marilyn Graham agreed to take minutes of the meeting.

An election took place for the 3 year term ending July, 2010 for departing Director, Dave Twyman, N 8. Mary Parker, N 11, volunteered to be on the board and was elected to serve the 3 year term.

Minutes from the 2006 meeting were reviewed and approved as presented.

Finances: Fund balance as of Dec 31 2006 is \$56,436. It was noted that the Regime dues from the first quarter of 2008 were not included in this sum.

E-Mail addresses: Kim Grogan is to canvas the owners if they are agreeable to having their email addresses on a general email list available only to Nordland homeowners as a way of communication among Nordland homeowners..

Retaining Wall/Tree removal and Steps: homeowners in attendance met at Nordland Villas for a walk around the building to review the premises.

- **Retaining wall and stairs:** several options were discussed. The retaining wall materials could be of wood or of locking stones. If the pine tree is removed at the foot of the steps, the retaining wall would be straighter across the front parking lot with some angle to match up both sides of the front areas. This would allow for one to two more parking spots. However, it would also require that the steps be continuous without interim landings as it has now due to the number of steps needed to reach ground level by the parking lot entrance. The other option is to leave the current pine tree and replace the retainer wall in its present configuration. The Stairs could be constructed of a

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- combination stone, concrete, and wood or alternatively a steel structure. Discussion centered on the aesthetic drawbacks and rubbish removal/maintenance problems associated with a steel structure. Possibilities also discussed involved a canopy over the stairway to avoid snow accumulation. Greg Birbilis will contact a landscape architecture friend for ideas before pursuing a plan and cost estimate for each option. Greg will contact Board Directors with results of his inquiry.
- **Landscaping**: Landscaping looks very good in the back units with the bushes and flowers maturing. The front of the building requires trimming and more perennials in the existing gardens. Bob to speak with the landscaping crew. Bob Mulcahy said that the Regime bears the cost of the initial plantings, after which Smugglers will maintain the gardens.
- **Building Signs**: to be revisited after retaining wall is done.
- **Decks**: They were stained in spring 2007.
- **Trash doors**: An inspection resulted in the conclusion that the existing doors needed a new threshold and/or a rubber skirt at the bottom which should alleviate access to critters. Past cost estimates for replacement with new doors were not available but expected to significantly exceed the expected repair as agreed upon.
- **Ski Lockers**: Riverside recently put in new ski lockers inside their entranceway. Nordland Homeowners as a group toured the Riverside Building and inspected the lockers and universally agreed that such lockers would be a good idea for Nordland. It was noted that Riverside had to put in a sprinkler system to be brought up to the current code. An inspection of the Nordland building for lockers resulted in the conclusion that there is sufficient room for lockers for all units in the common hallway areas. It is not clear if sprinklers would have to be installed in the area chosen for ski lockers. Three separate areas were identified as possible locations for ski lockers on the first floor, including along the stone wall in the front entranceway. Bob Mulcahy stated that the noted locations for ski lockers would be acceptable and that he would check further on whether a sprinkler system would be required. Cost estimates will then be obtained.
- **Interior Floor Mats**: There are currently many different types of floor welcome mats at the entrances of the individual condo units which detracts from the appeal of the building appearance for

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Homeowners and guests. The Homeowners present felt the floor mats needed to be standardized. Mary and Larry Parker, N 11, agreed to research the cost of uniform welcome mats and purchase them in bulk for placement as soon as available with reimbursement from Regime funds.

Meeting adjourned upon Motion at 3:00pm.

Respectfully submitted,
Marilyn Graham