

**Nordland Annual Regime Meeting  
July 2008**

The meeting was originally scheduled as part of the 'Annual meeting of Smugglers' Notch Homeowners' Association'. (held at Stowe Flake Resort Saturday 7/5/08). Due to the lengthy discussions in reference to the contract negotiations, there was insufficient time to hold the Nordland regime meeting. All Nordland owners present at the Saturday 7/5/08 meeting agreed to reschedule to 10 am. the next day, Sunday 7/6/08 at the Nordland building.

Those in attendance Saturday 7/5/08 included:

Kathy & Bill Ginter	N 12	bkginter@embarqmail.com
Ron & Marilyn Graham	N-21	rgrahamlaw@aol.com
Bob & Judy Asselin	N-20	jadajudy@netscape.net
Bob Mulcahy	N- club homes	bmulcahy@smuggs.com
Mary Parker	N-11	marychristoffparker@yahoo.com
John Haynes	N-27	
Janette Hansen	N-27	hansen@iname.com hansenje7@mac.com

**Nordland Front Stairs and Retaining Wall Project Presentation by Architect, John Doane**

Those in attendance included:

John Doane

Joe Ingram

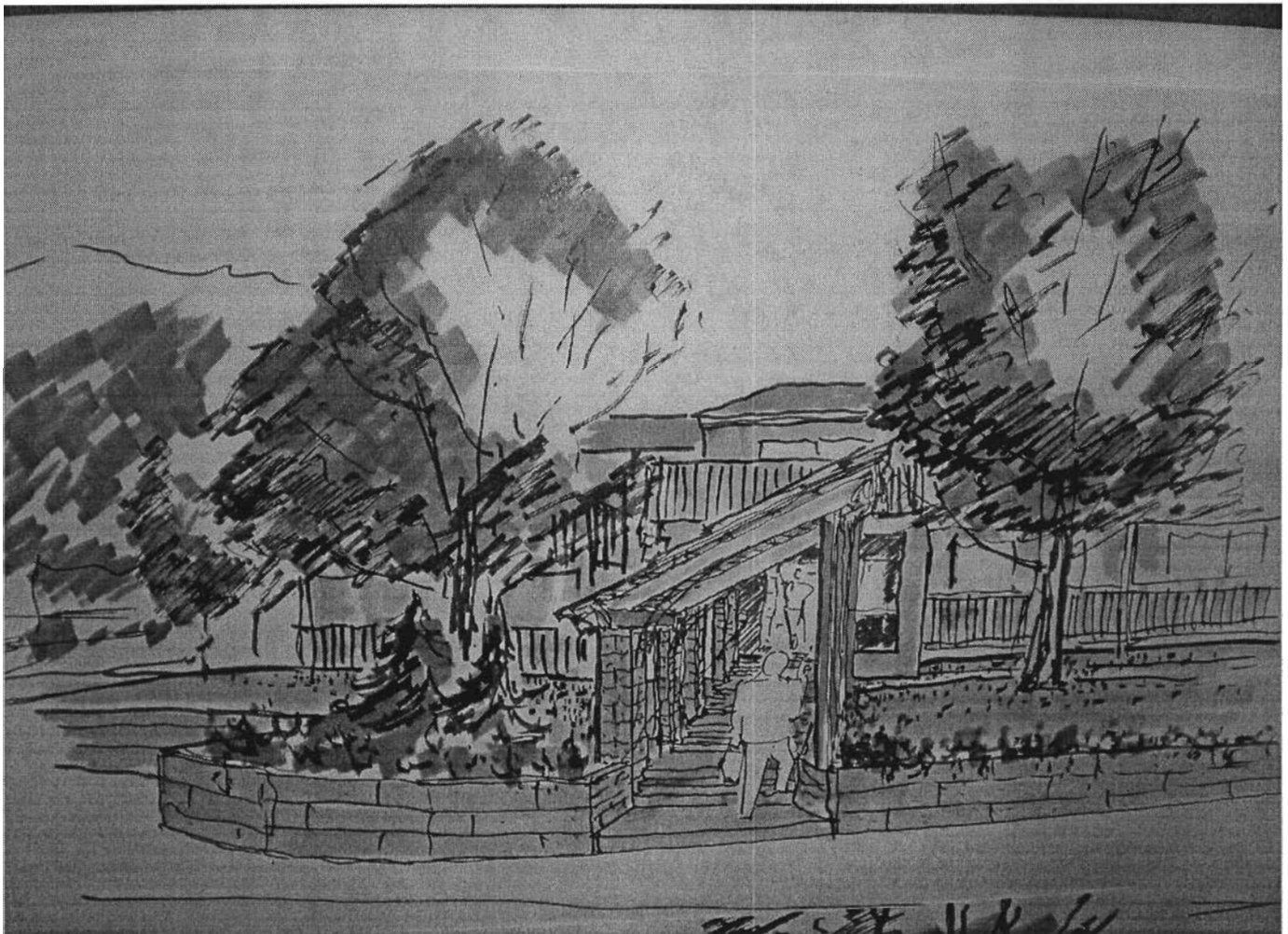
Kathy & Bill Ginter (for Architect review portion)	N 12	bkginter@embarqmail.com
Ron & Marilyn Graham	N-21	rgrahamlaw@aol.com
Bob & Judy Asselin	N-20	jadajudy@netscape.net
Bob Mulcahy	N- club homes	bmulcahy@smuggs.com
Mary & Larry Parker	N-11	marychristoffparker@yahoo.com
John Haynes	N-27	
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Everyone gathered Sunday 7/6 at 10:00 a.m. to first see a presentation by John Doane (architect) who was contracted to develop a design for the front entry stairs and retaining wall. The group met in front of the building. John led the group around the sides and front portions of the building. John pointed out items taken into consideration with his plan and made several recommendations. (We took photographs of some of the drawings to have something to show homeowners not able to attend the meetings this weekend.)

Items noted:

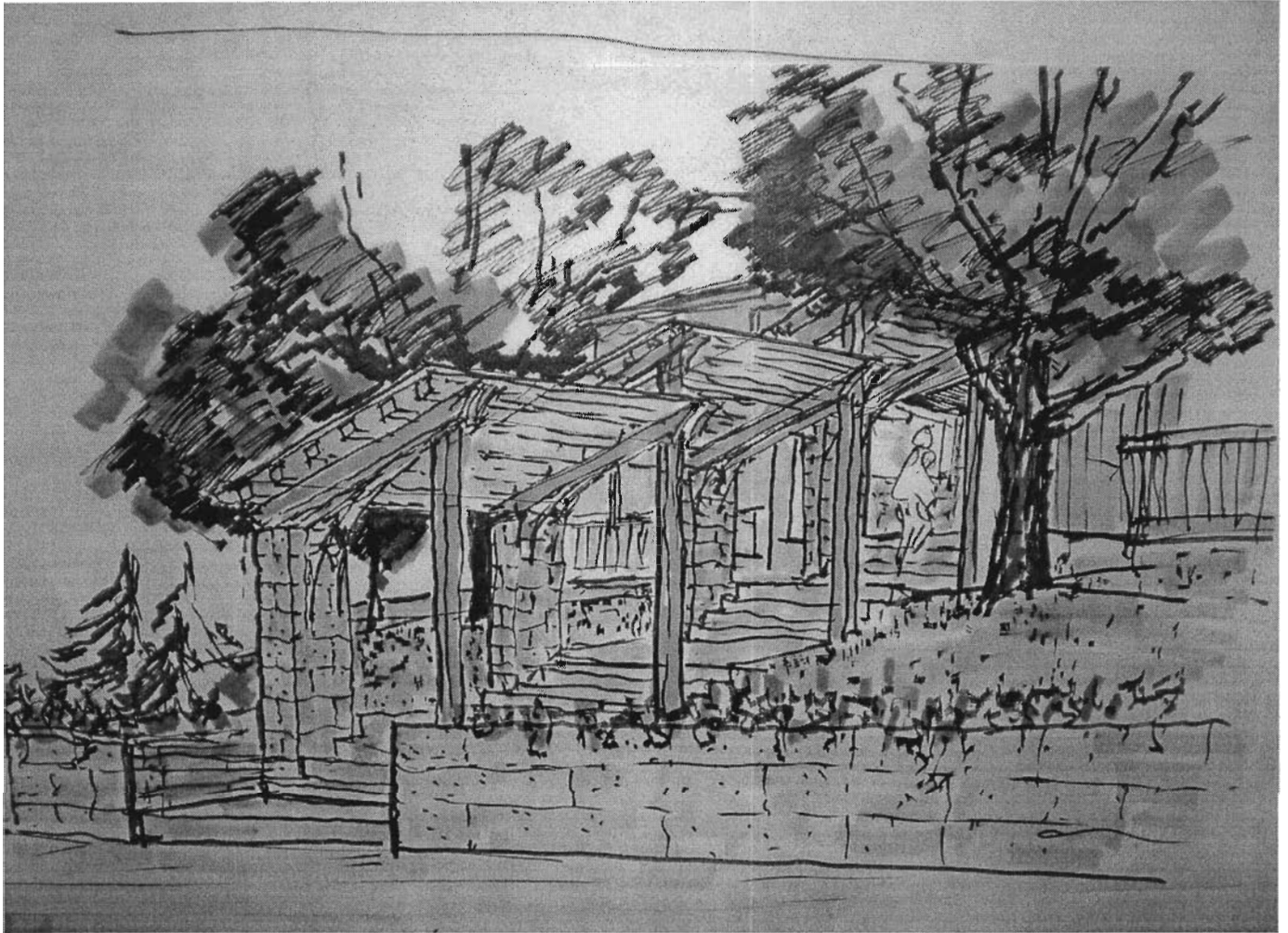
- a proper survey will need to be done to verify specifics on property lines and dimensions
- the retaining wall on the road side on the uphill side of the building entry ramp extends towards the road beyond the Nordland property line
- The side entry ramp should be kept. Changing it would require adhering to current handicap access guidelines. The possibility of extending a ramp from the front doorway to the side parking lot did not work well for several reasons.
- the circular flower/tree area at the Nordland side of the driveway entry can have a walkway cut thru between the streetside and front parking lot. It is assumed this cut thru would only be used during the summer and would have no snow removal in the winter. The street side portion of this landscaped area is beyond Nordlands property line.
- The position of the front retaining wall on the left side of the front stairs will remain.
- The rounded portion of the front retaining wall to the immediate left of the stairs will be modified. It will be reduced in size to give additional space in the parking lot (rounding those edges so many people have backed into.) The large evergreen will be replaced by another evergreen tree. (If the original tree was left it would have its root system damaged. Also this tree has a good portion of the lower branches dead on the building side of the tree. Replacing the tree allows us to position the new tree more favorably in relation to the modifications to the front stairs and the roof structure.)
- The parking spaces on the downhill side of the parking lot should have a visual parking barrier that would extend the length of the parking space closer to the tree line that divides Nordland property with Slopeside.
- The angle of the front retaining wall on the right side of the stairs will be angled slightly to gain additional parking by allowing room for straight in parking rather than angled parking.
- The library end of the parking area will be sloped to allow a back in turn area (A turn around circle could cause an increase of traffic with all cars then driving the length of the parking lot to turn around. The slopeside owners would object to the added noise and headlights shining in the windows of the end units. A build up of that area and a retaining wall on the slopeside border would have been required.)
- The retaining wall curves around towards the library entrance. It was thought the wall could be removed and the ground sloped on that corner. Some large rocks could be used to match with the rocks outside of the library entrance.

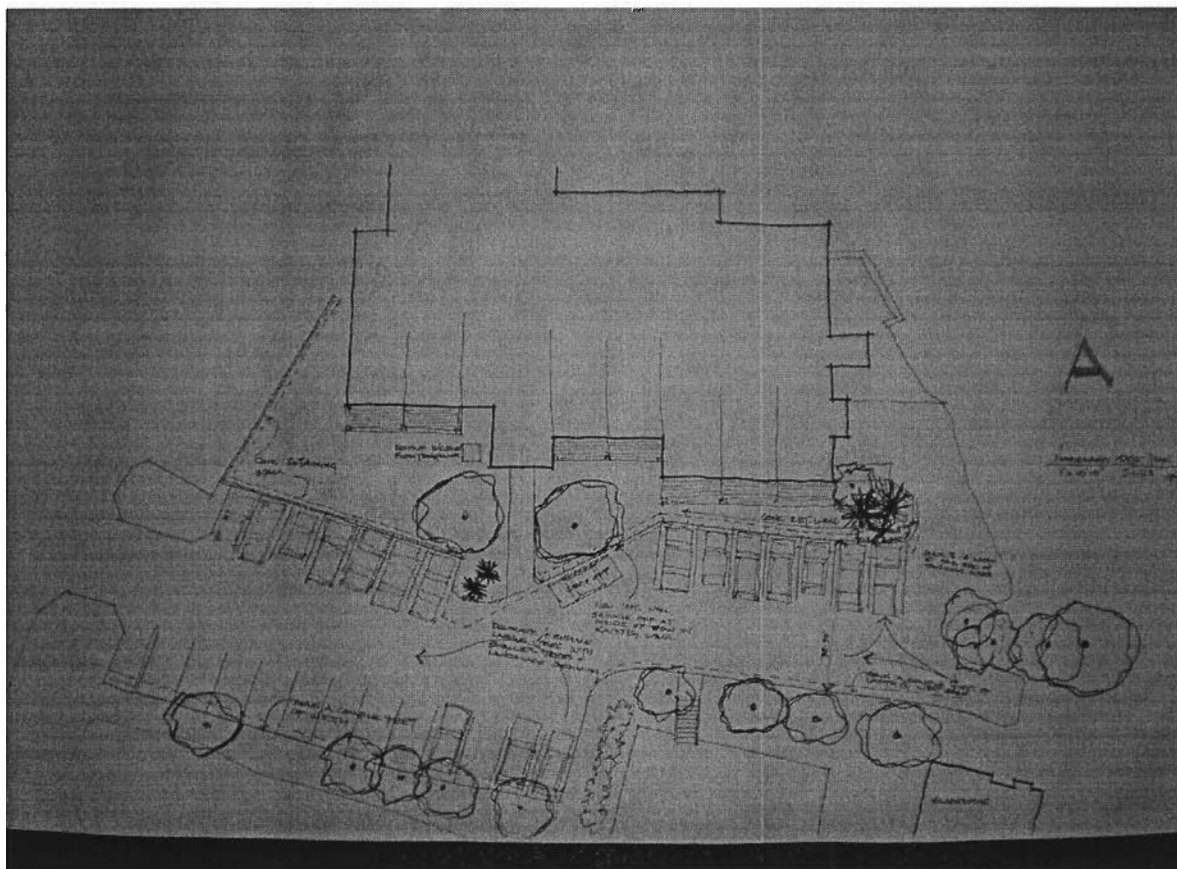
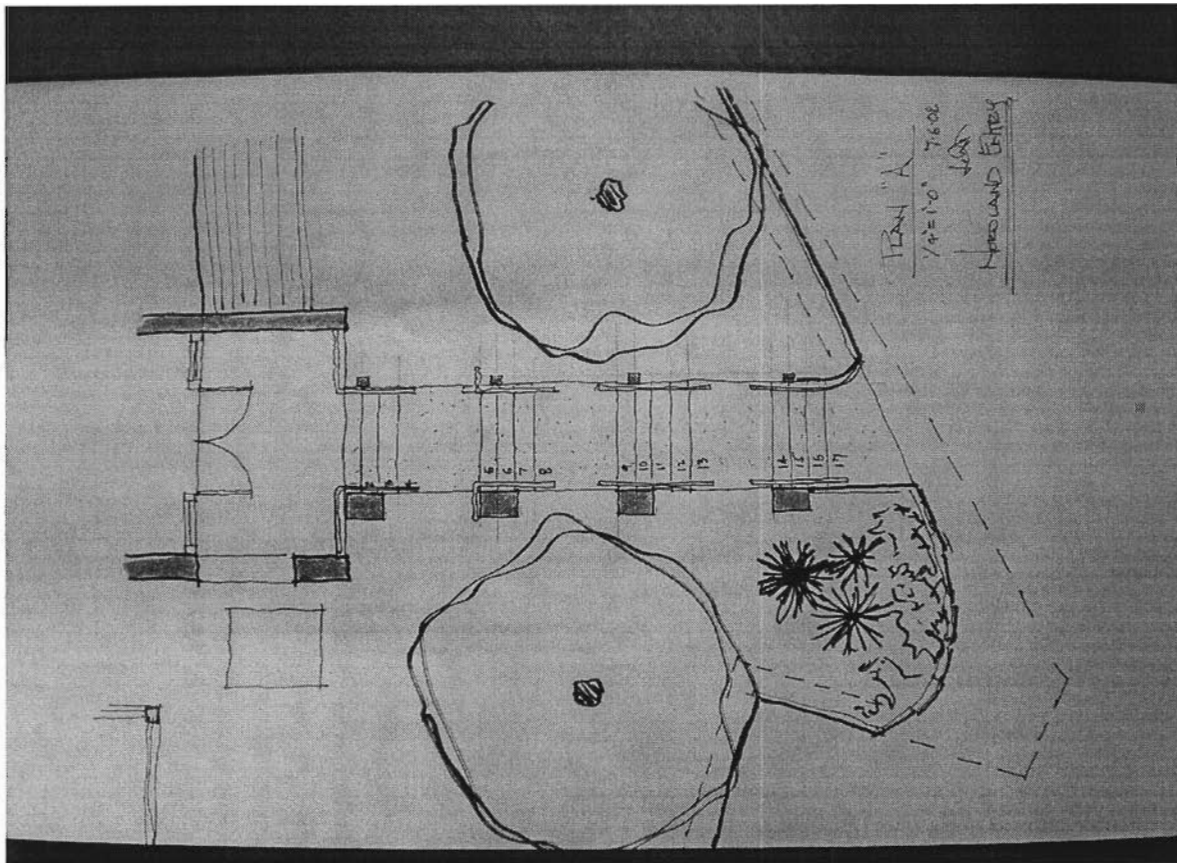
- The wood shed should be moved away from the building (this wood could be adding to the ant problem we are currently fighting) If the wood shed is moved then a retaining wall would be needed to replace the back wall of the wood shed.
- The area outside of the library could be utilized as an outdoor gathering place
- Refer to drawings for image of the proposed front stairs (The stone pillars would correspond to the stone work in the entryway. The roof covering the stairs would be tiered, following the pattern of the tiered stairs. The roof would be sloped to one side so the snow would slide off. A metal roof would work nicely. The roof would not totally eliminate snow removal on the stairs. The roof could be extended to cover benches if we consider adding a bench along the side in the grass on each landing of the stairs.
- Move the laundry bin so it does not detract from the appeal of the front entry way
- (This was discussed more later.) The laundry bin shed could be placed outside of the street side entrance. This might even make it easier when the dirty linen is picked up.
- The electrical box and the shed covering it is also unappealing.
- The following architectural concept drawings were provided by John Doane and the concept was well received by the Board and Homeowners present at the meeting.



Above is a front view of the proposed changes. It was suggested that the stone pillars match with the stone in the front lobby. The maple on the right side will need trimmed and the large evergreen on the left will be replaced with another evergreen. The large evergreen has branches on the bottom back that have died and would experience root damage if left in place. The roof over the stairs is sloped so snow will slide off.

Below is a side view of the proposed changes.





**The meeting following the architect's presentation and site review with Homeowners was called to order by Ron Graham on Sunday (7/6/08) in the Nordland Library.**

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

-Those in attendance Sunday 7/6/08 included:

Ron & Marilyn Graham	N-21	rgrahamlaw@aol.com
Bob & Judy Asselin	N-20	jadajudy@netscape.net
Bob Mulcahy	N- club homes	bmulcahy@smuggs.com
Larry & Mary Parker	N-11	marychristoffparker@yahoo.com
John Haynes	N-27	
Janette Hansen	N-27	hansen@iname.com hansenje7@mac.com

**-Regime Minutes.** Last years Regime meeting minutes were reviewed and approved.

**-Reserves Fund.** The last fund balance identified was 12/31/2006 \$56,436. The current balance, including first quarter fees is approximately \$71,000. Scheduled maintenance such as siding and deck staining, snow removal, and roof repairs are paid from such funds over time.

**-Financials.** Financial reports were not immediately available to review and Joe Ingram will be requested to provide reports from SNHA.

**-Email addresses.** The Board directors were able to obtain a list of email addresses for most of the owners in our building. **We will try to utilize www.SNHA.net and the yahoo group NordlandCondo to facilitate information flow.**

**-Front Stairs/Entranceway Project.** Greg Birbilis was unable to get his architect to help last year. Joe Ingram arranged for John Doane to put together a proposal. The project design included front stairs, canopy/cover for stairs and retaining walls. The cost of the initial architectural concept drawings and proposal is approx \$1,500. The wood retaining walls are rotting and sections are collapsing and it was agreed that at a minimum wall replacement will have to occur in the short term. The Nordland homeowners and Board met as a group with Mr. Doane prior to the Annual Regime meeting and thereafter voted to adopt Mr. Doane's plan for replacement of the retaining wall with blocks, reconstructing the stairs with cement materials, and the placement of a canopy over the front stairs. Mr. Doane explained that the canopy will afford at least partial protection from snow on the walkway. The Board determined that the project will be bid for material and labor costs and every effort will be made to complete the project in the autumn, 2008 with a construction start sometime in Sept or October. Discussion included a review of various stone types and the Homeowners present for the meeting inspected various stone materials used for wall installations throughout the Village and a consensus was reached that smaller stone blocks would be architecturally appropriate. Attached to the Minutes are photos of the sketches presented and a summary of items discussed during the meeting.

**-Landscaping.** Could still be improved. A broken tree needs to be cut and removed. Regime pays for adding plants, Smuggs will maintain.

**-Building Sign:** It looks like it had been painted. (Bob A. had inquired of Smuggs last year about providing a free sign that could be created during a product test. Unfortunately no response was made to the offer.)

**-Decks:** Last years meeting notes said the decks were stained in spring 2007. The exterior of the building shows peeling and mildew on all sides. A former version of the building maintenance and improvement plan did not show that staining would be done this year. Because of the cost of the stairs and retaining wall project, staining of the building will be postponed. We will consider having just a touch up done.

**-Building Plan:** The Board will request a current version of the building maintenance and improvement plan.  
July 2008

**-Trash door:** A weather strip was added to the bottom of the trash doors last year. The strip may have covered the gap enough to prevent the skunks from entering the trash area. We've not heard of any continued problem. The weather strip or skirt applied has since been bent and should be reattached. No threshold was installed.

**-Ski Lockers:** Bob Mulcahy reported that sprinklers would be required for new ski lockers.

**-Doorway mats:** Coir entryway mats were purchased 11/2007 and put in front of each unit before the winter season. All mats are still in place.

**-Regime Directors:** Bob M. term expired this year. Motion to re-elect Bob M. Motion passed. Bob M will be on the board again for another term that expires in 2011.

Nordland Regime Directors:	Ron Graham (N-21)	expires 2009
	Mary Parker (N-11)	expires 2010
	Bob Mulcahy (N-club)	expires 2011

**-Handicap Parking:** The handicap parking sign on the library side of the building will be removed. Any handicap guest/owner who prefers to park near and enter via the library stairs may request a temporary handicap sign for the length of their stay.

**-Back Fence:** We are concerned about the appearance and condition of the back fence bordering Nordland and the pump house building. It is leaning and some of the slats are buckling.

**-Carpet:** The current condition of the carpet was discussed, along with the assessments and the different amounts between the studio, studio with step down, the lofts, and the commercial space. Smuggs pays more for carpet maintenance due to increased traffic caused by the commercial area. Mary will talk to Lauren McKenzie about cleaning of the common areas. Carpets are not being vacuumed as often as appropriate.

-: The 2 front door Smugglers Notch mats are looking faded. We would like to have them removed and use the floor grates as they were designed.

**-Doors:** The Board discussed the need to determine the current costs for card key entry doors since it may be a desired addition at some point.

**-Common area charges:** There was concern about the common area electric bill. Marilyn Graham reported that the commercial area has its own electric meter and should not be included in shared electric charges. It is a good idea to review the common area charges each year. Shawna in homeowners billing would have those details. Mary Parker will speak to her about getting the common area charge details.

**-Housekeeping / Damage Fund** issues. Items continue to disappear from our units.

**-Ants:** The building has a problem with carpenter ants. The old wood will be removed from the wood shed outside of the library. Ant bait is being placed to destroy the ant nests.

**-Street side entry door:** The side entry door was painted but the frame was not. Mary Parker will follow up with Joe Ingram to get the frame sanded and painted.

Respectfully Submitted,

Mary Parker, N - 11