



Nordland Budget 2022 - Meeting December 14, 2021 7:00 PM on Zoom - Video Meeting venue

The purpose of this email is:

- To provide Nordland homeowners with current financial reports and a review of recent projects.
- To call for a ratification of a 2022 Budget as was adopted by the Directors at their fall October 21, 2021 meeting.
- Review Director positions – confirm re-election of existing directors or open the floor for nomination and election.
- To give notice to homeowners for a meeting on December 14, 2021- 7:00 PM to receive an update on Fall 2021 projects, and to discuss and act on the above.

The Directors have the responsibility to adopt a budget for 2022 and present it to the homeowners for ratification or rejection. They have adopted a budget as of the above noted meeting with an overall annual income (common expense assessment to homeowners) \$73,366 set at 4.0% above last year's assessment income.

Reports from the meeting of 10-26-2021 have been posted on the SNHA.net web site at: <https://snha.net/regimes-and-buildings/nordland/>

The chart below shows the 2022 average Common Expense Assessment totals. Actual totals may vary +/- due to variation in the undivided common % ownership interest desiwhich are assigned to each home in the Declarations.

Studios 2022 = \$2,142.00
Loft –upstairs = \$2,475.00

Invoices will be issued quarterly and collected according to the Nordland collection policy – web link – **Collection Policy**

Projects for 2022-26 are under review and consideration, and absent input from homeowners will be implemented in line with priorities set by Directors

and within reserve fund balances for near term years.

We hope you will be able to attend the meeting December 14 via Zoom below and join in the discussions and participate in the decision-making process. Absent a quorum in attendance to either ratify or reject the budget, the Vermont State Condominium statutes allow the budget to be ratified by default.

Homeowners are asked to attend, discuss and act on the above items. **If you are unable to attend, you are asked to vote on the Budget using a survey at the below link:**

Click on this link to vote
Contact snha@snha.net for the link

Note the 12-14-2021 deadline to vote no later than 3:00 PM if you cannot attend the evening meeting.

Meeting Nordland Budget 2022

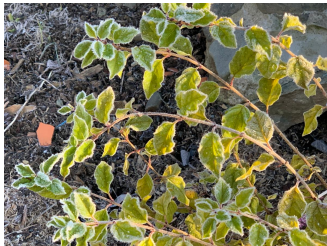
Zoom Instructions

The Nordland Directors are inviting you to a scheduled Zoom meeting.

Topic: Nordland Homeowner Budget 2022 Meeting

Time: Dec 14, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting - contact snha@snha.net for the link



Sincerely,

Ron Graham
Hugh Thom
Ruth Mayville
Nordland Directors