

North Canyon Minutes- May 31, 2022 @ 5:30 pm.

TPM—Armida (sent financials for April—will resend w/update tomorrow)

Ernie
David (Dianne—notetaking)
McKennah
Jocelyn
Aaron—President

Visiting— Elizabeth Chan, with request for electrical bill reimbursement**

(NB—Armida kept blanking out—some electronic glitch—refer to the financials email sent)
—First payment of insurance made. Should decrease over the year— INSURANCE includes the upgrade voted on by the board

David—gardener needs to put fill in the truck track depression near West door approach & replant grass

Ernie— door breach on May @5 3PM—Est door to garage from lobby was propped open, a serious security issue

Whoever sees such a violation should write down What, When, Date so security cameras tapes can be consulted & culprit identified, notified, warned or fined

Aaron—West door (to garage) opens with a push—locking mechanism not engaging—inside door to lobby NOT latching

Also, have to be right under the eye for the clicker to work the eye

Elizabeth—there is an external device to the right of the door

NB CHECK DOOR HARDWARE some loose, some nearly falling off, incl. doorstops

David—we need to put off unnecessary expenses until we are in a better cash situation

Ernie—increase in dues voted on & passed prior to fire—increase dues to \$200 month—voted on over 2 1/2 years ago but not yet implemented because of the fire

So the increase is already approved (& reapproved today) so should be implemented as soon as owners are notified—1st July or 1st August

David—expenses will continue to go up in this inflationary environment

Jocelyn—to further build up reserve cash, TRANSFER ownership fee should be increased, raise to 1/2 of% of purchase price for those buying in

Discussion— former charge was two months of HOA dues for transfer fees—very low in climate

Raise fee to THREE months of HOA dues for buy-ins—this was voted on & unanimously approved

Transfer fee does not apply to intergenerational inheritance where there is no move-in, move-out, only transfer of ownership by heir

Units #308 & #214 sales have not finalized

Armida will send an owners letter with necessary information

Letter to owners should specify NO WIPES IN TOILETS—THEY DO NOT FLUSH (recent 1st floor problems—find the baby, fine the flusher....) This includes Wipes that claim to be flushable on the packaging.

McKennah—bricks by trash can are OURS & valuable—not in the way,,, should stay there

Armida--PD trailer in parking lot is for tools that Paul Davis is using to make repairs & won't be removed YET

Discussion of empty blue water storage barrels—emergency water, valuable barrels, fire dept. disallows storage in stairwells—where to put? DO NOT GET RID OF THEM

NO TRASH CANS IN GARAGE. This is firm, no exceptions—they are proliferating!

Local government (fire dept.?) determines the number of outside handicapped parking places

JOCELYN HAS STEPPED UP TO COSIGN CHECKS & IS VOTED VP. Zion's Bank handles the paperwork.

Ernie====Discussion of HOW to review SECURITY TAPES===Armida is trained & will do it for now, but all board members should learn—Aaron will do it when he is on site (presently in Texas for 2 months)

ADJOURN

** Elizabeth—wants to be reimbursed for utility bills that weren't switched to PD==two other owners are in the same situation—Armida has spoken to Josh & found
That Elizabeth WILL be reimbursed