

North Canyon Condominiums HOA

Annual Meeting Minutes Oct, 4th 2022 @ 7pm

In attendance:

Ikaika Kaahanui	David Seckler	Matthew Badell
Stephanie Kaahanui	Dianne Seckler	Greg McDavitt
Jocelyn Soderstrom	Nobu Muranaka	Irena Abramian
Aaron Isom	Melanie Muranaka	Ethan H.
Stephanie Magleby	Curt Magleby	McKennah Thomas
Cameron Miller	Simon Blackhurst	Yeon Song
Gonzalo Jarmillo	Rick Nitta	Ernest Webb – Zoom
Elizabeth Chan - Zoom	Jared Durrant - Zoom	Cris Hogan
Sharon Feller - Zoom	Lynelle Chen - Zoom	David Winget – Zoom
Megumi Matsuzawa - Zoom	Janis Larsen - Zoom	Yhoh – Zoom
Susan Goodall - Zoom	Kwok Yuen Tai - Zoom	Winnie Tai - Zoom
Corey Poole - TPM		

1. Aaron Isom as acting President called meeting to order at 7:00 PM
2. Current acting Board introduced themselves
3. Roll call/Introductions by most in attendance
4. Ballot notice mentioned and 4 positions open, not 3 as was put on the ballots.
5. Owners were reminded budget will be sent out in December
6. 2022 Activities covered – Paul Davis update per Aaron and Jocelyn, any issues noticed need to be sent to either Jocelyn (onefabulous1@gmail.com) or Corey (Corey@tpmrents.com)
7. Matthew Badell inquired upon landscaping service during down time billed – TPM will research
8. Minutes being done by Corey at TPM
9. Irena Offered a suggestion to have services and books audited
10. New parking policy mentioned and requested owners to submit vehicle information through QR Code/Links posted around property
11. North Canyon authorized the rear west door be tightened and secured by TPM
12. NCCHA authorized resetting all door codes, and changing the vendor code
13. Aaron initiated Voting procedures – Aaron, Jocelyn, and McKennah as previous Board members willing to continue. Greg McDavitt, Stephanie Magleby, and Irena Abramian were nominated. Ballots turned in to Corey and will certify count with Rich at TPM then results will be sent out 10/05/2022 to all Owners
14. Open forum opened by Aaron – First topic was reserve account inquiry – Current reserves at 30 about thousand per Jocelyn
15. Renter policies discussed for background and credit checks
16. Discussed new rules and regulations being updated and posted here shortly
17. Rental signs along west side are allowed per HOA guidelines

18. Irena proposed new CC&Rs and Bylaws – New Board will look into this
19. Garage parking rule on storage addressed – only working vehicles including motorcycles and bicycles
20. Storage on balconies addressed, 2 previous ones were authorized by previous Boards. Any new ones have to be authorized by the Board, one current one that was not authorized will be issued a warning and asked to remove it
21. Ernest Webb brought up dumpster usage. New signage will be brought in soon. (Residents only, no large items including furniture and mattresses, and no construction waste)
22. NCCHA Facebook page reminder by Aaron
23. Meeting adjourned at 8:42 PM

Next Annual Meeting October, 3rd at 7PM