NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 26, 2022

Minutes of the Board of Directors Meeting of the North Canyon Condominiums Homeowners Association, Provo, UT, held over Zoom at 5 p.m. on the 26th of October 2022.

I. CALL TO ORDER

Board member Aaron Isom called the meeting to order at 5:17 p.m.

II. ROLL CALL OF OFFICERS

Present: Aaron Isom, Ernie Webb, McKennah Thomas, Jocelyn Soderstrom, and Greg McDavitt (all board members in attendance)
Also Present: Corey Poole (TPM, Inc)

III. APPOINTING POSITIONS OF NEWLY ELECTED BOARD MEMBERS

The following board positions were agreed upon unanimously:
President - Jocelyn Soderstrom
Vice President - Greg McDavitt
Treasurer - Aaron Isom
Secretary - McKennah Thomas

IV. APPROVAL OF THE MINUTES OF ANNUAL BOARD MEETING

We have not received the minutes from our annual meeting on 10/04/2022. Corey will be emailing these to us once they are complete for approval.

V. RULES AND REGULATIONS

Discussion on updates to the rules and regulations. Corey will adding the following changes:

A. Cannot leave carts outside of units. Only acceptable place is in designated spots in the garage.
B. Resident only parking on BYU football and basketball game days or days designated by the board.

Following the finalization of the updates it was agreed upon that the rules and regulations will be posted in the lobbies as well as emailed to owners.

VI. ELEVATORS

West elevator is down. We are awaiting a part in order for it to be fixed. Discussion was had as far as costs and monthly maintenance of the elevators.
Research was done by Greg McDavitt regarding full or partial replacement of the elevators in the future:

A. A complete overhaul of the elevators would cost about $100k per elevator
B. Greg mentioned a $4200 a unit special assessment could be done to replace the elevators. Special assessment could be paid upfront or financed with a small interest rate. Board agreed that we do not want to move forward with an assessment at this time but will be adding to a list of projects to save for in the future.

VII. PROJECT FUNDS

The board discussed creating a list with ranking priority of projects that need to be addressed at NCC. Greg McDavitt will be creating this list as well as providing relative costs.

VIII. BUILDING SECURITY

Several concerns regarding building security were addressed by the board:

A. SECURITY CAMERAS: Community Controls are willing to walk through to see how we can make improvements. Board discussed making small, inexpensive changes to the existing system (camera in east stairwell inactive, add west stairwell camera, and adjust the angle of some cameras) to make things more secure presently. A more comprehensive overhaul of the security cameras including cloud storage, remote accessibility, software support (license plate detection), and more cameras will be added to our project list.
B. GARAGE DOORS: There was a car that hit the garage door and caused damage. Board had previously decided to adjust the timer to 15 seconds for security purposes. On-site board members will be meeting to adjust the garage doors again.
C. GARAGE OPENERS: Status of garage openers was also discussed. Board is concerned about security. Board determined that any owners who want to get a garage opener will need to go through TPM and receive an order from Corey to take to Lowry.
D. BUILDING DOORS: Greg has adjusted many of the doors in the building that were not latching. The only door that is not latching securely is the 3rd floor east stairwell door. This is due to Paul Davis and will need to have a warranty claim made on it. Greg will be submitting the claim. Moving to fob locks instead of Bilco keys was discussed and will be added to the project list for added security in the future.

IX. <u>PARKING</u>

Board discussed new parking rules and the implementation of those rules. Greg also discussed options regarding our lot and changes that can be made to maximize the spaces available. We have several options but they would require major construction and/or city approval. Greg will be asking the fire department the viability of this project before adding this project to future projects list or exploring pricing.

X. <u>BUILDING LANDSCAPING / CLEANING SERVICES</u>

Corey will be sending our service agreements with our landscaping and cleaning companies so the board can look over it. Next meeting we will discuss how we want to proceed.

XI. <u>FIRE SPRINKLERS</u>

Greg has met with the fire marshall and reached out to Paul Davis regarding improper installation of fire sprinkler covers throughout the building. Corey will be sending an email drafted by Greg to all owners with pictures of improper or incomplete installation of fire sprinkler covers to receive a head count of how many and where we have issues. The Fire Department and Paul Davis will do a walkthrough when we have that information.

XII. <u>PAUL DAVIS</u>

Aaron mentioned documenting any correspondence with Paul Davis very thoroughly. Jocelyn gave us an update on Paul Davis. CMC is trying to schedule a meeting with Paul Davis regarding the last change order and have not been successful. We were turned down from insurance for CMC’s fees. We are continuing to discuss this issue with our lawyers. They are trying to determine what information we have and if we would succeed in litigation against PD. Our lawyers are also talking to #308’s lawyers about the possibility of suing PD together. Corey will be sending an email asking owners and residents for any documentation regarding poor workmanship on the part of Paul Davis in their units.

XIII. <u>GONZALO’S DOG</u>

Gonzalo’s dog is no longer protected as an emotional support animal due to the amount of complaints made against it and therefore has received notice to rehome his dog. He has made complaints to the Board. Gonzalo will be given 4 weeks to provide behavioral training documentation for his dog. Corey will be notifying those who have made complaints to let them know that we are requiring training and to notify him with any further complaints. The board will follow up with him for a demonstration of his dog's training.

XIV. <u>NEXT MEETING DATE</u>

The next monthly Board meeting is scheduled for November 30, 2022 at 5 p.m.

The board meeting adjourned at 7:00 p.m.
These minutes were approved by the Board of Directors.

McKennah S. Thomas
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McKennah Thomas, Secretary

11/02/2022
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Date