

North Canyon Condominiums	Q4 - 2022	
HOA BOARD MEMBERS Jocelyn Soderstrom <i>President</i> 801-592-3530 Greg McDavitt <i>Vice President</i> 208-240-1122 Aaron Isom <i>Treasurer</i> 801-836-7488 McKennah Thomas <i>Secretary</i> 801-865-9312 Ernie Webb 435-703-3999	HELLO FROM THE BOARD Hello from the North Canyon Condominiums HOA board. We have been busy this past quarter after we were voted in and wanted to give you an update on where we are today. PAUL DAVIS & INSURANCE The HOA is currently in litigation with our previous insurance company. We are trying to get everything taken care of that should have been covered with the fire. We are still continually talking with Paul Davis and trying to come to a solution on both ends. It is a slow process, but things right now are moving in a forward direction. Please keep forwarding all warranty emails that you have sent to Paul Davis and their response or lack of response so we can keep an up to date list of work done. Please forward them to onefabulous1@gmail.com BUILDING SECURITY We have made modest initial security improvements during the final quarter of this year. • All security doors (ie, common area doors, emergency exits, etc.) closing mechanisms have been adjusted to close, latch, and lock without intervention. We do have one outstanding security door in the east stairwell that is not hung properly and will require reinstallation to close properly. • Garage doors have been adjusted to close after only 30 seconds to limit exposure and opportunity for criminal activity. Previously the doors were remaining open for several minutes at a time. • Security Cameras have been adjusted in the garage to provide a wider field of view and show both garage doors and garage-lobby entrances, which were previously unmonitored areas.	
PROPERTY MANAGERS Corey Poole 801-375-6719 ext. 111 corey@tpmrents.com Rich Wells 801-375-6719 ext. 115 rich@tpmrents.com		
INSURANCE Sentry West Insurance - Lamond Woods 801-255-5000 lamond.woods@sentrywest.com		
AFTER HOURS MAINTAINANCE EMERGENCY On call contact will be provided by calling 801-375-6719		
VEHICLE REGISTRATION If you have not already done so, please register vehicles using the following link: Tinyurl.com/NCCHACars	ELEVATORS The east elevator has FINALLY been repaired and is fully operational. Unfortunately for all tenants this took nearly 4 months to complete because our current elevator service provider was unresponsive to requests, slow to order the necessary supplies, and is understaffed when it comes to certified / licensed technicians.	
UNOFFICIAL FB GROUP We'd love if you joined our unofficial Facebook group at: Tinyurl.com/northcanyonfb	Most of you are likely aware, but in case you are not, our elevators are a constant	
Questions or concerns?	Please contact us! We want to address your concerns as best as we can.	

ELEVATORS continued...

challenge for us. We have regular (almost daily) errors that require them to be "reset", and this often results in many tenants having to take the stairs. This recurring problem also poses certain safety risks for everyone. Unfortunately for us, as an HOA, the elevators in our building were manufactured and installed by the United States Elevator Co., which is no longer in business. This means that several of the components, specifically the computer components that control the elevator, are no longer made. If and when these components fail we do not have a source to replace them.

So what are we doing about all of this?

- Immediate Action - We are looking for a new service provider to maintain our current elevators. Our goal is to secure a new provider within the first quarter of 2023
- Long-Term Action - We have requested evaluations and proposals from the 4 largest elevator companies in the world (Otis, ThyssenKrupp, Kone, Schindler). We have asked for 2 types of proposals from each:
 - Proposal #1 - This should be thought of as a "minimal" modernization. Primarily focused on replacing all components of the control room and anything else required by code.
 - Proposal #2 - This should be thought of as a TOTAL OVERHAUL and will include replacing interiors, doors and mechanisms, lighting, access controls, call buttons, security measures, and ventilation

FUTURE BUILDING IMPROVEMENTS

We are evaluating a number of additional building improvements. The intention of all improvements are to raise the quality of living for tenants and to increase the appeal and value of the building and individual units themselves. In an attached document is a list of the items currently being evaluated. It is likely that this list will continue to change over time as we gather feedback from the HOA and begin to prioritize the list to begin addressing them.

2022 YEARLY FINANCIAL REPORT

We are in the process of finishing up our yearly financials with our CPA. An update will follow soon.