

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 30, 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 30th of November 2022.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order at 5:18 p.m.

II. ROLL CALL OF OFFICERS

Present: Aaron Isom, Ernie Webb, McKennah Thomas, Jocelyn Soderstrom, Greg McDavitt (traveling and joined late)

Also Present: Corey Poole (TPM, Inc)

III. OCTOBER FINANCIALS

A. Transfer fees were looked at. Discussion was had to make sure we know who resides in each unit. The vehicle registration list is the most accurate representation of who is actually living at NCC. Aaron suggested comparing owners to tenants list. Corey will provide a full list of owners to Aaron.

B. Jocelyn pointed out Sotelo, the cleaning company, charged for cleaning supplies. We should not be paying for that. Corey will be looking into the billing.

C. Aaron noticed that Carson Elevator charged us for travel when we deliberately scheduled on a day that they would be in Provo. He also noted that they charged us much longer for labor than we had them on-site. Aaron is going to be looking into that. Corey mentioned it may have been the next invoice where we split the travel.

IV. ELEVATOR COMPANY

A vote was taken on if we should try to switch elevator companies to one that is closer and has better reviews. Board unanimously voted yes. Corey will work on getting us on the waiting list at the other company.

V. APPROVAL OF THE MINUTES OF PREVIOUS BOARD MEETING

Minutes were approved by the board with one exception. "West" elevator will be edited to say "East" elevator.

VI. SECURITY CAMERAS

A. Discussion was had regarding the adjustment of the cameras in the garage for better coverage. It was discussed that maybe we could do it ourselves instead of paying for the security camera company to do it. The end cameras are currently pointed towards the car spaces but the board discussed pointing them towards the lobbies and garages. Greg and other on-site board members will be adjusting the cameras.

B. Corey will be contacting the security camera company to let them know that the camera in the east stairwell is plugged in but has not been turning on. We have already paid for it.

C. Nothing has been done in regards to extending the memory storage.

VII. 308 - The Porters

We have not heard anything from the Porters regarding legal action.

VIII. INSURANCE UPDATE

Email to the board had come from Jocelyn earlier this month previously voted to pursue a lawsuit with the insurance company and voted unanimously yes. We were approaching the deadline of when we could pursue legal action. They have not paid us anything. We are looking at several hundreds of thousands of dollars that they have not paid. The

insurance adjuster recommended that we pursue legal action because they keep declining our submissions. Jocelyn will be following up at the beginning of the week next week.

IX. UPDATE ON GONZALO

McKennah has written up something to share with Gonzalo regarding what we discussed last board meeting. No complaints have been made to Corey. Ernie heard from the Marunakas that they did not think that anything had been done. They have not made any formal complaints to TPM. Corey will reiterate to people who have made complaints that if they have any to contact him. Aaron and McKennah will be reaching out to Gonzalo.

X. SNOW REMOVAL

Greg worked on calling several local companies for bids. He has gotten initial responses but no bids yet. Greg will be sending out snow removal bids this coming week via email for the board to vote. Greg has requested that the parking lot, driveways in/out of the garage, and sidewalks for pushing snow out of those areas and including exit/entrance. He also asked that they submit "add on" options like snow melt. He has informed them of limitations of space for snow to be pushed and also removal.

XI. BRICKS

- A. Discussion was had whether or not we want to move bricks or sell them. What we had heard is that the bricks were difficult to come by during the construction. Options are: Pallet jack would have to go through the west side entrance OR truck one by one. Bricks will be put in the north side closet. Confirm if we have space. If we do, we will move them into closets. If not, we will sell them.
- B. Board voted to get rid of the barrels of water. Jocelyn will be bringing over hoses to pump the water out and get them emptied. Then they will be sold or thrown away.
- C. Corey will be sending an email to have tenants come and get paint. If it has not been collected by a certain date then they will be disposed of. Will be determined once we get the locks off the closet door in the garage.
- D. We must get two new locks on the closet doors because we were never given the keys from maintenance. Jocelyn will be working on that with her husband.

XII. YEARLY AUDIT

Aaron was given a point of contact by his wife in the MBA program to see what the cost would be to hire an auditor. We are looking at hiring a BYU student to save on costs. Aaron suggested him potentially looking into the accounting regarding our PD issues or insurance claims. Jocelyn will be considering whether or not that will be useful.

XIII. RULES UPDATE

- A. We've gone back and forth on the rules via email. Rules will finish being typed out and sent out.
- B. Rules violations: 111 must remove the storage unit on their deck. They will be given 2 weeks to move it. Violations or warnings for downstairs storage units will be given.

XIV. GREG'S COMPILED LIST

Greg, with help of the board, is working on a list of items that we would like to work on throughout the condominium. He requests feedback from the board. He would like to send out the list to owners to inform them of what we are looking at improving. Jocelyn suggested doing a vote with owners eventually to see what they want. Greg's plan is to: 1) inform 2) vote prioritization 3) vote on 2 or 3 options with financing options

XV. UTILITIES IN CONSTRUCTION

204 submitted utilities claims before we came on as a board. However, we only had two bills on file from Armida. Board unanimously voted to get her utilities reimbursed by HOA.

XVI. SIGNATURE CARD

Aaron is going to be going out of town in January for a while so we will need more people on the signature card. McKennah will be added to the state of directors. Greg will also be added. Board members will be going into the bank to remove all who are no longer serving on board and add anyone else who is needed.

XVII. PD STATUS

Jocelyn is sent a final email request to PD regarding removal of the storage unit as well as returning of all building keys. They did respond. Jocelyn will be retrieving keys from them on Friday. Erin (from PD) is working on getting the container removed. Jocelyn gave them 7 days. If they do not do anything then the request will be turned over to our lawyer. We are awaiting to hear back from our insurance company to deny our supplements before we can pursue legal action.

The board meeting adjourned at 6:48 p.m.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

11/30/22

Date