

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 25, 2023

Minutes of the Board of Directors Meeting of the North Canyon Condominiums Homeowners Association, Provo, UT, held over Zoom at 5:15 p.m. on the 25th of January 2023.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order.

II. ROLL CALL OF OFFICERS

Present: Ernie Webb, Jocelyn Soderstrom, Greg McDavitt, and Aaron Isom

Also Present: Corey Poole (TPM, Inc)

Not Present: McKennah Thomas (compiled notes via recording)

III. MONTHLY FINANCIAL STATEMENT

Greg asked about the \$11,000 charge on the financial statement. Corey found that it was a transfer to reserves back on April 7, 2022. Greg asked to have a note or key in order to make that more clear on the financial report. Audit for 2022 will be done in the next few weeks.

IV. APPROVAL OF THE MINUTES OF PREVIOUS BOARD MEETING

Minutes were approved unanimously.

V. SECURITY

- A. Greg adjusted the security cameras in the garage. The two cameras at the end of the garage now show garage doors and entrances to the lobbies.
- B. Ernie mentioned that motion-detecting lights are out on the east side stairwell to the lobby and the whole north side facing the parking lot. Aaron said that TPM replaced them only a few months ago. Corey suggested it may be a breaker problem. Greg will be checking to see if that is the problem.

VI. ELEVATOR

- A. Status Update: East elevator is up and running. Carson had mentioned last time they were servicing that they were concerned there might be an underground leak. The two companies who have come to look at the elevators to give us quotes are skeptical that that is even possible. Carson had also mentioned that there was potential water damage in the shaft of the west elevator but there is no damage in the shaft. Aaron mentioned that there could be damage to the motherboard. At this point, that is not relevant because if that goes down then we have to replace the elevator anyway since they do not make the parts anymore. Aaron mentioned that it is still important to try to get the water damage looked at by Carson because it could potentially mean more of a payout from insurance. Corey will be sending Greg the contact information for Carson so that Greg can try to get documentation on the water damage.
- B. Modernization: Schindler quote was \$200,000 to replace everything except interiors. To add interior it is an extra \$25,000 per elevator. KONE quote was \$273,000 and they left off a lot of things that Schindler was going to include in their quote. We are also getting quotes from Dyson Krupp and Otis but they have been slow to respond. We are looking at about \$250,000 to replace both elevators. This gets us to a point where for 30-50 years the elevators will need very minimal maintenance.
- C. Elevator Service: Schindler quoted \$275/month and KONE's quote was similar. This would be an interim contract before we make any decision on the upgrade of the elevators. Greg said that both technicians were knowledgeable and had been in the

industry for 20-30 years. Corey mentioned that Schindler in his opinion has been much more responsive and professional in other HOA's that he has worked with. Greg will be compiling all the information and sending it out in an email for us to make a final decision regarding who we want to go with this month.

VII. SHOPPING CARTS

A motion to remove the shopping carts was made. The board voted to remove the carts. Vote was not unanimous (4/1). Greg will haul them and get them recycled.

VIII. BRICKS

The previous board had said that those bricks were difficult to find so the board has voted to keep the bricks. We are going to try to clear out the storage room containing the blue barrels so that we can put the bricks there. If we determine that we do not need them to make any improvements to the exterior in the future then we will get rid of them. Greg's wife will be working on selling them. There is also paint in the storage for each of the units. Jocelyn will be looking to see which units still have paint and giving the information to Corey to send out to owners. If they have not collected the paint by a specified date it will be disposed of.

IX. INSURANCE LAWSUIT

Insurance attorney has requested information. Everything that they have requested has been provided to them. We are hoping to see progress with the CMC payments and business losses.

X. PAUL DAVIS

PD has keys to 308. They have not sent us any schedule for when they are going to begin work. CMC is actively trying to get PD to submit us a schedule and make sure that is going forward.

XI. FIRE SPRINKLER SYSTEM

A meeting has been planned for Friday to adjust the fire sprinklers and make sure everything is properly installed.

XIII. BASEMENT STORAGE

Board members were mostly in agreement with a more lenient rule for the basement storage area. McKennah suggested (via email) changing the rule to include no obstructions and no barriers between units. Jocelyn suggested adding no solid boards and nothing that could hinder the water from flowing into anyone else's storage cage. Aaron mentioned that the new rule needs to be written very clearly and any signage needs to be updated or removed. Jocelyn will be working on writing the new rule to be added to the association's house rules.

XIV. GONZALO'S DOG

Greg went and met with Gonzalo to talk to him about the board's expectations with his dog moving forward. Our goals are: 1) help him to not lose his dog 2) protect the HOA from any actions that could be a result of his dog. He agreed to muzzle his dog for the time being and he also agreed to getting documented training in the next 3 months. He has until the end of April to show that his dog has made improvements. Greg is going to write up a formal agreement for Gonzalo to sign.

XV. TRASH

- A. Violations: Both box springs that were in violation were picked up and disposed of. 111 has been leaving their garbage outside in the hall. Corey will be sending them a warning letting them know that they cannot put their garbage out in the hall and not putting oversized trash in the garbage.

- B. Upgrading Dumpster: There is an option to upgrade to a 10 yard dumpster from an 8 yard dumpster. Board agreed that if people follow the rules we do not need a bigger dumpster.
- C. Dump Drop Off: Large items can be taken to the dump. Aaron will be confirming if we are able to use the dump in Springville. We will include a notice in our next newsletter.

XVI. HOA DELINQUENCIES

We have a couple of delinquencies. One was due to an autopay issue and the other will be sent a notice by Corey.

XVII. AARON'S INVOLVEMENT IN THE HOA

Aaron will be spending the next semester in Italy for his wife's last semester of her MBA. After she graduates they will be moving and putting their unit up for rent. He is willing to maintain his involvement in the HOA but is also open to stepping down if there are other individuals who would like to be more active on the board.

XVIII. PEST CONTROL

We have received three quotes for pest control. Corey will be sending out all of the quotes and then we will decide from there who we want to go with. We will be making a decision next month or before our next meeting.

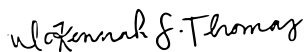
- A. My Guy (Greg's and Corey's pick) - seemed most professional and comprehensive, but also most expensive
 - a. 3 treatments a year, \$750/treatment. Includes entire exterior, garage, entry ways, landscape foliage, retaining wall, roof eaves, deck units, wood siding. They also do dewebbing and get rid of any wasps nests. If we prepay for the full year it is only \$600/treatment. They would also set up 20 rodent stations (\$650 for initial startup and \$8/station for any that need to be reset). \$2450 for all of it upfront. Single units only cost \$30 or \$70 for more extreme cases with cockroaches or bed bug infestations.
- B. Buffo's
 - a. \$690 for setup of rodent stations. Quarterly treatments at \$265. About \$1800 total.
- C. TNT
 - a. \$450 for setup of rodent stations. Quarterly treatments at \$225. No information on what that includes. Just under \$1500 in total cost for the year. He will not treat eaves or decks.

XVIII. SNOW REMOVAL / LANDSCAPING

As a board we decided that we are L&D's service is satisfactory, especially for the price. We are going to continue to go with them for snow removal and landscaping.

The board meeting adjourned.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

02/16/23

Date