

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 22, 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 22nd of February 2023.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order at 5:32 PM.

II. ROLL CALL OF OFFICERS

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

Also Present: Corey Poole (TPM, Inc)

Not Present: Aaron Isom

III. MONTHLY FINANCIAL STATEMENT

There were no questions regarding the monthly statement.

IV. 310, GONZALO

Greg has seen the dog since notice to Gonzalo and it did seem that the dog may have received training. Discussion was had whether there needed to be any formality in how notice was given to Gonzalo. The board has full discretion on how to deliver official paper notice to Gonzalo. Greg will be taking it to him.

V. 111, TRASH NOTICE

Corey has sent the notice. We have not seen that trash has continued to be left out.

VI. DUMP

Aaron confirmed Springville dump is available for use but will have to be paid for.

VII. PEST CONTROL CONTRACT - MY GUY

The board voted to pay for the whole of the contract upfront versus paying in monthly or quarterly installments. Ernie mentioned that there is a risk of their service being poor and then we have paid upfront. Greg said he also had that thought but realistically it would take a year to really decide if they are doing a good job anyway. Corey will be sending the contract to the board.

VIII. 104, 204, 304 RESIDUAL DAMAGE FROM LEAK

- A. Clogged drain: We have received a quote back from PPS. It will cost \$585 for the first hour and \$200 for each additional hour. They do not have an estimate on total hours and said that it did not look like it had ever been done. We think that at a minimum the clogged drain is going to take \$1000. More realistically it will cost around \$2000. Board voted yes to moving forward with getting this fixed.
- B. Pipe repair in garage: Lee Edwards Plumbing will be doing the repair. We do not have a bid yet. Board voted yes to getting this repaired. Lee Edwards needs to fix both places in the garage where the pipe was broken as well as the initial joint where the issue originated. We also need to make sure that they test the pipe to make sure that this will not happen again.
- C. Damage to units: 104 and 204 we will be paying for their deductibles (have not gotten back to us on what those are). 304 we will be paying for the damage to the wall.
- D. We believe PD will be responsible assuming that the workmanship was not adequate or it was not inspected adequately. We are checking with the city to see if the inspection for plumbing was actually done. If it was passed then we have very little ability to go after PD.

IX. ELEVATOR SERVICE CONTRACT - KONE vs SCHINDLER

Board discussed the elevator service contracts that had been sent by both KONE and Schindler. KONE is \$5400 for a year long service contract versus Schindler which is \$3300. Price difference is \$1700. Greg believes that we will get better service from KONE. However, Greg will be having a discussion with them to determine what service they can provide to us and if it will meet our needs. Greg will be finding out if KONE or Schindler has archival parts for our elevators and if the repairs to get our elevators working consistently will be an additional cost outside of the service contract. Greg will present the information to the board and we will sign a service contract as soon as possible.

X. EAST LIGHTS

Corey reset the breaker for the east lights and they are currently working.

XI. CARSON ELEVATORS

The board is working to obtain documentation from Carson, our current elevator service provider, regarding damage that they believe was due to the fire and/or construction. We will be using that documentation to file another supplement to the insurance.

XIII. SHOPPING CARTS / BRICKS / PAINT

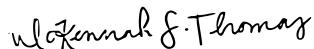
Greg will be moving bricks, carts, and blue barrels once the weather is a little nicer. Jocelyn will do the paint once everything with the flood has been resolved.

XIV. PAUL DAVIS

- A. Jocelyn is now working with the President of Paul Davis regarding our ongoing issues with them. They are willing to do 308 as long as there are contracts signed from the Porters and us that we will not sue them over this issue. Board voted unanimously to sign a contract to get 308 finished with PD.
- B. The President of PD said that he can sue us in order to help get the lawsuit with the insurance company going. He said it is very common that they do it all the time. If they were to sue us though it would be much more than the \$250,000 they are asking for. He would sue for \$1.4 million. We have not hit our max out of pocket for what our insurance company can pay us. If PD goes after us they may be compensated for more of the money.
- C. Jocelyn will be meeting with our lawyers to discuss the best plan of action. They will be discussing risks and benefits and then will be relaying the information to the rest of the board.

The board meeting adjourned at 6:34 PM.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

03/16/23

Date