

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 29, 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 29th of March 2023.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order at 5:21 PM.

II. ROLL CALL OF OFFICERS

Present: Ernie Webb, Jocelyn Soderstrom, Aaron Isom (got off early), McKennah Thomas, Greg McDavitt (joined late)

Also Present: Corey Poole (TPM, Inc)

III. PREVIOUS MONTHLY MINUTES

Previously monthly minutes were looked over and approved.

IV. MONTHLY FINANCIALS

Nothing noteworthy about monthly financials except that Jocelyn noted that there were issues with the insurance. Corey let the board know that there had been a mailing issue which is getting resolved. One of the units which is owned by an investment company has not paid their special assessment so Corey will be reaching out to the company directly.

V. 310. GONZALO

Gonzalo has agreed to finish his dog's training program by May. We will need to check in with him then.

VI. RESIDUAL DAMAGE FROM LEAK

Repaired leak in 304 and broken pipes in garage. Floor drains have been cleared out but we have a collapsed pipe underneath the garage which will need to be repaired. The plumber will be coming back out to repair it.

VII. ELEVATOR SERVICE CONTRACT

Ernie mentioned that the service contract that was sent over was actually for 5 years when we had agreed with KONE that it would be only 1 year. Greg will be reaching out to them about fixing that in the contract. Ernie also asked questions regarding the "obsolete parts" mentioned in the contract. If the parts are not obsolete, the parts will be included under our contract. KONE is willing to work with us to get our elevators to a point where they are mostly functioning well. The board voted unanimously to go through with the service contract as long as the contract was only for 1 year.

VIII. INSURANCE SETTLEMENT

Their attorney called our attorney as a courtesy and told us that their settlement was "offensive." They want to settle with \$25,000 when we have submitted over \$650k+ claims in the last couple of months. We will not go with that. We are working on a counteroffer. We are planning to go as high as possible knowing that we will likely negotiate with them. With the way this is going, Jocelyn suspects this will go to court. PD is willing to sue us in order to speed this process up. However, that would make this much more difficult so we'd prefer not going that route.

IX. PEST CONTROL

Contract has been signed and the check sent out. We are waiting to get the first service set up.

X. BRICKS AND SHOPPING CARTS

Greg is waiting for the weather to get warmer and less snowy before moving the bricks and disposing of the carts.

XI. 2022 FINANCIAL AUDIT

The 2022 financial audit is now complete. The board discussed CPA's concerns related to revenues and expenditures from Sotelo Lawn Care who is our cleaning service provider. Billing has been inconsistent. Corey will be looking into this. Greg recommended in the future that we hire a more professional service as we make upgrades to the building.

XII. FIRE ALARM SYSTEM

Hilary Candland in 216 capped off the horn strobe and took it off her wall which caused the Protek system to go off. Protek came out and replaced the horn strobe with one that is red. They have ordered a white one which they will come back and replace. Hilary is hoping to find the one she took off in the meantime. Hilary may also choose to have it moved to a different area on the wall. Hilary will be fined for the cost of Protek's services and materials. If she chooses to move the horn strobe it will be out of her pocket vs the HOA.

XIII. 1ST FLOOR WEST STAIRWELL DOOR

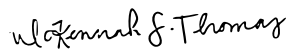
First floor west stairwell door is now having issues where it can be permanently unlocked. Corey will be having a locksmith come and fix it.

XIV. PAUL DAVIS WARRANTY ITEMS

Paul Davis has responded to Jocelyn regarding the submitted warranty items. Owners are being contacted regarding whether their submitted items are included under the warranty or not and whether or not PD needs to come take a look.

The board meeting adjourned at 6:24 PM.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

04/26/23

Date