

**NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 26, 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 26th of April 2023.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order at 5:20 PM.

II. ROLL CALL OF OFFICERS

Present: Ernie Webb, Jocelyn Soderstrom, McKennah Thomas, Greg McDavitt

Not Present: Aaron Isom

Also Present: Corey Poole (TPM, Inc)

III. PREVIOUS MONTHLY MINUTES

McKennah found one mistake in the April minutes. It said "east door" when it should have been "west door." Minutes were approved with the correction.

IV. MONTHLY FINANCIALS

Greg confirmed that we have finally received the last of the bills for snow removal. Cleaning shows 0 for the year. Corey explained that there was some issue with the billing and that the person who handled the billing at TPM is no longer with the company. He will be getting that corrected. He also made the board aware that the cleaning company has been sending their bills out every other month vs every month as contracted. He will be contacting the company to let them know they need to send us monthly bills. This had come up previously in our 2022 audit. The board also saw that there was a bill from Carson. We have not had Carson come since 2022. We found that Carson was late in sending the bill from the end of 2022.

V. ELEVATOR UPDATES

The West elevator part has been ordered. Once the part comes in we will get it repaired. The primary control valve that controls the pressure needed to be replaced. It will be just under \$10,000. Greg has been in daily contact with our elevator service provider. OTIS will be coming by this month to give us a quote redoing our elevators. Once this has been done we will have quotes from 3 of the 4 major service providers. Greg also explored lending options. They will structure the loans like they do for a non-profit. We would likely need to do a special assessment or increase the HOA fees in order to secure a loan a month or two ahead of getting the loan. Greg is also exploring funding dollars in grants we may be able to leverage to make our building ADA compliant.

VI. GARAGE DOORS

McKennah proposed unlocking the doors in the stairwell that lead to each floor as there have been some complaints as well as vandalism and tampering with the locks. After some discussion, the board voted against the proposal due to concerns with decreasing security and liability for the board.

VII. PHOTOCELL LIGHT ON WEST SIDE

Jocelyn made the board aware that the photocell light on the west side is out. It is the one up on the ceiling right before you walk in the entrance on the west side. It probably just needs a new light bulb. Corey will be arranging to have that fixed.

VIII. SETELO CLEANING

After the audit, we looked through our contracts to find out what exactly we have contracted Setelo to do for their cleaning service. However, we could not find very much

documentation. Corey reached out and found out that they do the following twice a week: vacuum all the halls, clean the basement (kitchen, bathrooms, gym area), clean lobbies and stairwells. They are \$700/month and we provide all the cleaning supplies to them. We have decided to stick with them for now and evaluate later in the future once it is a higher priority.

IX. INSURANCE COMPANY LITIGATION

We are still coming up with a counter offer to our insurance company. We are hoping that we can draw from the items that were already denied because we want our counter offer to be as large as possible since we know they will counter back.

X. PAUL DAVIS

PD has contacted every single unit that submitted warranty/punch list items. Jocelyn will be sending out emails to everybody to make sure. Once they complete individual units warranty items we are hoping that we can begin work on the actual building. PD really wants the board to sign the change orders. They still have not given any explanation as to how they got the numbers, however, they have lowered the amount that they wanted us to pay. Greg mentioned the pipe issue that caused the leak and that there is concern now that there could be many pipes installed incorrectly. He wondered if Jocelyn had approached this issue with PD yet. It is on her list but she is waiting for some of these other things to be completed before she brings it up. Jocelyn is trying to push to get the president to come do a walk through of the property. Corey also brought up that the east stairwell door's push lock was replaced by PD with a very cheap one. Jocelyn will be adding that to her list of building items.

XI. DRAINS

Plumbing company came out and cleaned the drains. They broke some of their equipment trying to get our drains fully cleaned. Both drains on the east side were so full of debris that we weren't even sure if they were drains, however, upon cleaning we discovered they were in fact drains. They only could get to the edge of the building when cleaning. We do not know if we have broken pipes or if it drains into something. Greg said he looked up the building plans and originally it shows that they were supposed to go into the sewer. At this point the drains are functioning and flowing. But in the future we are looking at \$6-7k to investigate that issue as they will need to dig 8 feet down to see what is underneath. The board plans to push this off until the end of the warmer months.

XII. GONZALO

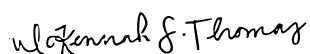
The agreement we made with Gonzalo is coming to its end. Greg said that he has seen him physically with his dog trainer. We will be following up with him at the end of the month.

XIII. PEST CONTROL

Pest control company will be coming out next week. Corey will be finding out if unit owners can schedule to have their units sprayed when they come out.

The board meeting adjourned at 6:13 PM.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

05/30/2023

Date