

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 31, 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 31st of May 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, McKennah Thomas, Greg McDavitt, 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

Deposit for elevator service was the only big thing this month that came through. Second bill just came through and Corey will be getting that paid. Nothing else noteworthy.

V. ELEVATOR UPDATE

We discussed the elevator. Between the board members it has only needed to be reset once since we've had it repaired. KONE seemed confident that by making the repair last month that it would fix the issues we have been having. This seems to be true so far.

VI. VANDALISM - STAIRWELL DOOR

We've had recurring vandalism on the 2nd floor west stairwell door. The strike plate has been tampered with several times. Greg fixed the door and put up a very basic security camera which seems to have deterred further vandalism. On the first day of setup one of the residents tampered with the camera. Greg found the resident and talked to them. They were concerned that it was not the HOA that put up the camera. Since then, there have been no issues.

VII. WEST SIDE GARAGE TO LOBBY DOOR

Ernie brought up that the west side lobby door has been sticking and had concerns with ADA compliance. Greg mentioned that it is due to the door not being square. Aaron said that it has been brought to the attention of PD on multiple occasions. Jocelyn is still working with the president of PD to get these things fixed.

VIII. WEST SIDE GARAGE TO STAIRWELL DOOR

The handle of the garage to the stairwell door on the west side has been broken. The latch on the door handle is now permanently pushed down on the stairwell side. This is not very urgent because that door is unlocked anyway but something we will want to fix in the future.

IX. SECURITY OF THE BUILDING

Concerns of security of the building were brought up by Ernie. A discussion was had about the antiquated methods that our building has been secured. Due to this, it will be hard to mitigate all security issues. An electric key fob system would be much more secure and something the board will be exploring in the future. The opinion of most on the board is that we do not want to spend money on an antiquated system. It would be better to upgrade in the future.

X. UNREGISTERED ESA ANIMALS

Greg has received reports of unregistered animals. Corey said that there are currently 3 registered ESA animals. Greg said that a resident reported that either 205, 207, or 209 have lots of animals. Questions were raised about how many ESAs someone can have and Jocelyn clarified that it is one per diagnosed issue. Board wants to send out a warning to register animals with Corey, however, we also do not want to open the door to people getting more animals in the building. Aaron reported that the rules in the lobbies state that they are currently under revision. Corey will be replacing the old rules with the updated rules. Discussion was had regarding Utah laws requiring only landlords who own more than four rentals. We have to allow ESAs for landlords that accept ESAs. Corey will be sending out a note to all owners and residents that animals are not permitted in the building with a few rare exceptions based on medical necessity. If residents are found without an approved animal on the premises you will be fined.

XI. REQUESTED CODES FOR DOOR ACCESS

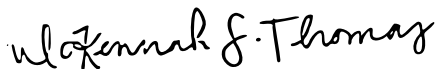
Aaron brought up access to the building using codes granted by Corey. Corey said that he has disabled all codes except for ones specifically requested by owners. Discussion was had whether people agree or disagree with having access to codes vs just using the key fobs exclusively. Board is working to balance convenience with security.

XII. BUILDING IMPROVEMENTS

Ernie mentioned that some of the older owners would like to see things changed back to the way they were pre-fire around the building in regards to security. Jocelyn suggested sending out an email or discussing at the annual meeting what owners would like to see as far as building improvements so we know where to focus our time and resources. Greg will be working on a rank order survey so that we can get responses from the owners.

The board meeting adjourned at 6:05 PM.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

06/26/2023

Date