

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 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 July 2023.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order at 5:26 PM.

II. ROLL CALL OF OFFICERS

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

Not Present: Aaron Isom

Also Present: Corey Poole (TPM, Inc)

III. PREVIOUS MONTHLY MINUTES

Minutes were approved.

IV. MONTHLY FINANCIALS

Three of the cleaning bills came in this month since they were behind. Greg told Corey to notify the cleaning company to be prompt in sending our bill every month to avoid issues in our annual audit. Ernie also mentioned that it looked like we were operating at a loss this year. Corey explained that we are net positive but had some bigger expenses (mostly due to the elevators) that made it appear that we were operating at a loss.

V. MURUNAKA'S VENT COVER

The Murunaka's reported what they thought was a pest in their walls. Upon investigation by our pest control company, they found a vent cover had been displaced and was allowing an opening for birds. The board voted unanimously that the HOA pay for that to be replaced.

VI. PD WARRANTY WORK

PD has not been in communication about warranty work and said that we did not provide information as to what needed to be done. This is not true because Jocelyn provided them a list of everything that still needed to be completed and they told us that they were working on it. They have not been responding to Greg. Jocelyn has also not been contacted. Jocelyn is going to be reaching out to all owners to find out what work has not been completed and then getting back in touch with PD.

VII. CONTACT IN HOME SERVICES FRANCHISING FIELD

McKennah's husband works in the home services franchising industry and has a colleague that is an expert specifically in restoration franchises. He advised that we contact PD corporate and to file a complaint as they can sometimes put pressure on the franchisee to resolve an issue with the customer. He also suggested potentially explaining the situation to our insurance company which could then put pressure on PD. He also said that he would be willing to speak with the board if needed.

VIII. INSURANCE COMPANY SETTLEMENT / PD LAWSUIT

A discussion was had on the complexities of our ongoing negotiations with our insurance company as well as PD's threats to sue if we do not pay them for the last change order. Board members asked Jocelyn whether or not our insurance will kick in to pay for a lawsuit. She confirmed that, to her knowledge, it would. The board ran through what it would look like if PD won the lawsuit and to our knowledge the insurance company would then have to pay PD. Could they legally force a special assessment? The board does not think so. If they cannot then the board does not believe they have any financial

leverage. The board voted not to intervene and allow PD to sue if that is what they choose to do.

IX. REPORT OF OFF LEASH PITBULL IN BUILDING

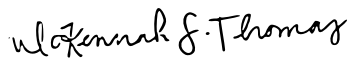
Marunakas reported to McKennah that they saw an off leash pitbull coming into the building. They took a photo of the license plate of the owner. According to our car registration records it belongs to unit 201. There is no concrete evidence that we have linking the dog to the tenants in 201. McKennah has never seen the dog. Greg has also never seen the dog nor has the dog been picked up by the camera near the stairwell on the 2nd floor which is near unit 201. On-site board members will be watching to make sure that there is no dog. The board agreed that notification to the owners / tenants needs to happen again. Corey will send a message saying that pets are NOT allowed on the property. Ernie mentioned that he has also seen two dogs in 115. Corey will be checking to see if they have two ESAs registered.

X. UPCOMING ANNUAL MEETING

Greg discussed moving forward with our building improvements survey to send out to all owners. Greg will be moving forward with this. The board plans to present our findings and plans at the October annual meeting.

The board meeting adjourned at 6:13 PM.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

08/30/2023

Date