

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 28, 2022

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 28th of December 2022.

I. CALL TO ORDER

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

II. ROLL CALL OF OFFICERS

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

Also Present: Corey Poole (TPM, Inc)

III. APPROVAL OF THE MINUTES OF PREVIOUS BOARD MEETING

Minutes were approved by the board.

IV. MONTHLY FINANCIAL STATEMENT

Nothing noteworthy. Delinquencies have all been resolved. Greg and McKennah will be getting their names on the accounts with Jocelyn this month.

V. 310 - GONZALO

There have been continuous complaints about Gonzalo's dog being noisy. McKennah and Aaron's schedules have not coincided and they have not been able to make it over to talk to him. Greg will be reaching out to Gonzalo and discussing the HOA's decision regarding his dog. As discussed previously, he will be required to provide documented behavioral training for the dog and then the HOA board will be following up with him.

VI. ELEVATOR ISSUES

- A. East elevator is still up and running. Greg spoke to the technicians while they were here servicing the elevators. The elevator technicians had to do quite a bit of work and were here all day. The technician from Carson has concerns that there is an underground hydraulic leak. If that is the case, that would be an \$80,000+ repair. To definitively confirm they'd need to shut down the elevator for several days and see if the cab drops from the top floor. All the other companies that Greg has reached out to to receive quotes have said that based on the age of the elevators they think it is unlikely that there would be no problem.
- B. When Aaron had spoken with the technicians from Carson regarding the west elevator they had mentioned potential water damage issues. Jocelyn said that if we could get Carson to say that there was water damage from the fire we could submit it to insurance for the west elevator to be replaced. Carson would need to be the one to give us the bid and information (not necessarily fix it) in order to give us the greatest chance with insurance.
- C. Greg will be coordinating with Aaron to get the bid from Carson regarding the west elevator water damage. Greg will also be asking the other elevator companies we are currently receiving quotes from to look into that issue as well.

VII. ELEVATOR MODERNIZATION

There are four primary elevator companies in the world. From each of them Greg is asking for two quotes: 1) bare minimum to get elevators up and functioning 2) full overhaul. There is not much that they can guarantee if we go with the bare minimum but if we were to completely overhaul they say that it is likely to bring 30 years of

relatively low maintenance costs. Greg has told them that they are all competing for a bid and has given them our timeline and an idea of our financial barriers.

VIII. RULES UPDATE

Rules update was sent out today. Irena brought up two potential revisions: 1) car repairs not allowed in garage 2) gym use for tenants only. Board decided that these were not necessary to add in at this time. Corey will be letting Irena know that they are still in the by-laws but the new house rules are meant to be a shortened and more basic version of the by-laws.

IX. STORAGE LOCKERS

Board had questions for Corey about what is considered to be “out of compliance” when it comes to the storage lockers. Corey mentioned that it needed to be below the fence line and 18 inches from the sprinklers. As a board we do not want to enforce anything that is not in compliance that is not obstructing the sprinklers at this time. Greg checked with the fire marshall and it is not a fire code rule, it is an association rule. Discussion was had about if we want this to be a rule. A more subjective rule could be put in place (i.e. no obstruction of sprinklers) or we could keep things as they are. The board will be giving this some thought over the next month and a motion will be taken at the next board meeting to decide how we want to proceed.

X. LITIGATION UPDATES

- A. Paul Davis: Since we filed with the insurance company, Paul Davis has found out and has decided to cooperate. They are planning on finishing 308. They have been given keys. The times that they can be in the building are between 7 AM and 7 PM. They are not requesting a new change order. Paul Davis said that the work should be quick. They will be sending Jocelyn a schedule of when they will be there. No update on the storage unit. Jocelyn will be bringing that up again once they finish 308.
- B. Insurance: Insurance company has contacted our lawyer and asked what our intent is. Our lawyer has responded that it all depends on them. We are waiting for our supplements. They have not denied or passed anything recently.

XI. NEWSLETTER

All members voted to move forward with a quarterly newsletter. McKennah will be in charge of drafting that. We will also be including a separate document to review with the list of improvements we are looking into as a board. The first newsletter will be regarding Q4 of 2022 and will be sent out ASAP in January. The next newsletter will be sent out in March 2023.

XII. SECURITY CAMERAS

Greg will be adjusting the security cameras at the beginning of January and let everyone know when he has done so.

XIII. 2022 FINANCIAL REVIEW

Aaron was not able to get any response from the MBA student who had been recommended due to it being finals and the holidays. According to the bylaws, we are supposed to have this done by the end of December. Greg reached out to a CPA he knows and he said that he has the time to provide us with our report at the beginning of January. The board voted to move forward with him. Greg is shooting for a budget of \$800. Corey will be sending the financial data to Greg. Aaron will be sending the bank statements. Jocelyn will be sending anything that she has that is final with PD. Once we get the report back from the CPA we will get a proposed 2023 budget completed. We may use him to take on a separate project to do a deeper dive into the numbers with Paul Davis. We will be revisiting that at a later date.

XIV. PEST CONTROL

McKennah brought up a mouse that she had seen in the garage and wondered if we should put traps or rat poison in the garage. Greg suggested looking at a pest control solution for the whole building that could come out every couple of months. Jocelyn, Corey, and anyone else who wants to will be getting some quotes from pest control companies.

XV. PETS

Aaron brought up that there have been a number of issues with pets in the building. One, pets relieving themselves in areas that were not outlined in the rules, including the garage. Additionally, 312 has a dog that has not been registered as an ESA. Corey will be reaching back out to 312. He will also be sending out an email to all pet owners letting them know that we are seeing issues with pets not relieving themselves in the proper area. The board will be enforcing the removal of pets if people do not comply.

XVI. NEW DOOR KNOBS IN GARAGE

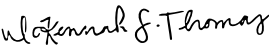
Jocelyn has new door knobs for the doors in the garage. She will be fixing that tomorrow and then leaving keys in the media room so that we can start using those storage rooms.

XVII. STORAGE CONTAINER ON DECK

Elizabeth Chan's tenants have an unapproved storage shed on their deck. The board has notified Elizabeth that it is not in compliance with the rules. We have given her an extension on the removal of that because her tenants are in their finals week. Jocelyn suggested to her that a built-in one would have the best chance of being approved by the board.

The board meeting adjourned at 6:38 p.m.

These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

01/18/22

Date