

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 27, 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 27th of September 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, Aaron Isom, and McKennah Thomas

Not Present: Greg McDavitt

Also Present: Corey Poole (TPM, Inc)

III. PREVIOUS MONTHLY MINUTES

Minutes were approved.

IV. MONTHLY FINANCIALS

Corey pointed out that there was a negative expense on the miscellaneous repairs category. He said an owner had asked to send out Root Master to clear their drains and Root Master was able to clear it but said it was the fault of the owner vs the HOA so the balance got charged back to them. The cleaning company did charge us on time this month. Corey is working on a budget for the coming year.

V. CLEANING COMPANY

Ernie mentioned that last he was on-site the cleaning company was here later at night on a school night. Jocelyn said that in our by-laws they are required to be done by 7 PM. Corey will be getting in touch with them to make sure that is communicated to them and clarified in the contracts in the future.

VI. OPEN BOARD POSITION

No board nominations have come in to Corey since he sent the email. Jocelyn said that she has talked with a few owners who have suggested nominating Stephanie Magleby. Corey will be sending out an email to her to gauge her interest.

VII. GONZALO'S DOG

Ernie asked about the status of Gonzalo's dog. McKennah mentioned that she has seen it multiple times and it seems to be more calm and controlled. Greg was going to be talking to him to make sure he followed through with his portion of the agreement. Corey said that there have been no recent complaints.

VIII. DECK AREAS

Ernie asked if other owners have reported issues with wasps, bees, etc. McKennah and Aaron said that they have both had issues with bees under the railings. He also mentioned that he has seen that the unit above the garage on the north side has a cover over their railing that is looking tattered and unkempt. A discussion was had regarding how to manage this issue. It is likely due to wanting privacy and keeping out lights. However, it does not look good. The board decided to bring up concerns with the owners and see if they have any ideas of things that might look better. Corey will be sending them an email. McKennah also mentioned that there is another unit that is doing the same thing on the north side. She will be figuring out the unit and letting Corey know so that he can notify them that they need to remove it.

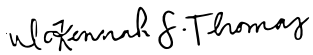
IX. ANNUAL MEETING

Jocelyn asked who would be able to be in attendance at the annual meeting on Tuesday. Everyone said that they would be able to come. We also discussed the agenda for the meeting.

X. PD UPDATE

We do not have a final update with PD other than they have reported finishing warranty work. Our lawyer is still going back and forth with them. We did get our insurance adjusters to drop all final charges in exchange for a recommendation letter from Jocelyn. We also settled with our insurance company.

The board meeting adjourned at 6:03 PM.
These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

09/27/2023

Date