

NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 29, 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 29th of November 2023.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order at 5:25 PM.

II. ROLL CALL OF OFFICERS

Present: Jocelyn Soderstrom, Aaron Isom, and McKennah Thomas

Not Present: Greg McDavitt, Stephanie Magleby

Also Present: Corey Poole (TPM, Inc)

III. PREVIOUS MONTHLY MINUTES

Minutes were approved.

IV. MONTHLY FINANCIALS

Corey pointed out that there was an elevator call that was not covered under our contract. Jocelyn asked Corey if we had received a check from our lawyers for the settlement with PD and he said he had not seen it yet. Jocelyn will be sending an email to check on the status. McKennah pointed out that water had been charged three times this month, one being from the "City of Cedar Hills." Corey said that must have been a mistake from the billing person at TPM. He will be removing that charge and associating it with the correct HOA. He said the two from Provo City could be separated into irrigation and culinary but will double check.

V. SNOW REMOVAL

McKennah asked if we had a contract in place for snow removal. Corey said Greg has been working on a renewal with LD. Jocelyn asked if we had snow melt by the doors. McKennah said that she was pretty sure that there was. Aaron also asked if we had had our sprinklers winterized and been billed for that service. Corey said that it had been done and billed in November.

VI. GUTTERS CLEANED OUT

McKennah asked if we needed to have gutters cleaned out before the winter. Aaron pointed out that due to the fact that it is a tall building it may not be an issue. Corey said that he could have it looked at to make sure that it is not an issue moving forward into winter.

VII. UNATTACHED DRAIN SPOUT

Jocelyn brought up the drain spout that was unattached from the east south side and asked if it had been reattached. Corey was unsure. He said that Greg had been looking at renting a lift for the dryer vents that are missing instead of having TPM do it. McKennah asked if that had been completed yet because critters may be more likely to go into the vents due to the winter weather. Corey was unsure. He will be following up with Greg.

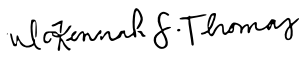
VIII. WEST ENTRANCE LIGHTS

Jocelyn asked if the lights at the west entrance had been fixed. Corey said he sent over a guy but that he thinks that an electrician needs to look at it. They think that the entire photocell may have failed. Corey will be scheduling an electrician to come out.

IX. LEAK IN 111

McKennah asked if there was any update on the leak in 111. Corey said that it was a plumbing problem in their unit. Greg has more information so she will be reaching out to him with questions.

The board meeting adjourned at 5:46 PM.
These minutes were approved by the Board of Directors.



McKennah Thomas, Secretary

01/29/2023

Date