

**NORTH CANYON CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 24, 2024

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 24th of April.

I. CALL TO ORDER

Board member Jocelyn Soderstrom called the meeting to order at 5:23 PM.

II. ROLL CALL OF OFFICERS

Present: Jocelyn Soderstrom, Greg McDavitt, McKennah Thomas, Stephanie Magleby, Aaron Isom

Also Present: Corey Poole (TPM, Inc)

III. PREVIOUS MONTHLY MINUTES

The previous monthly minutes were approved.

IV. MONTHLY FINANCIALS

Nothing noteworthy. Corey mentioned we are seeing a historically warmer March so the electricity bill might be a little warmer than usual. A discussion was had about the new HOA fee and the board unanimously agreed that if someone is late because of the \$50 increase then for this month we will not charge them a late fee but just call them to get it resolved.

V. MY GUY PEST CONTROL

Greg asked about the contract with My Guy pest control. The board voted unanimously to continue our contract with the pest control company. Nothing will change about our contract this year vs last year other than we will not have to pay for the bait stations like last year.

VI. ASSESSMENT VOTE

Corey notified the board that nothing had changed regarding the assessment vote since we had last discussed it. A couple of owners only agree with some line items but not others. There was also a suggestion by an owner to vote per line item in order to get things moving. Currently we are at 17 yes votes and 17 no votes. If there is one more no vote it will not pass. The board had a discussion about how we want to move forward with the assessment. The board agreed that we would go through the list of undecided and no voters and see if votes could be swayed after talking through things individually. We decided that if we have not been able to get the assessment to pass then we will consider voting on sections. Stephanie said that she has been in contact with Diane Seckler and she thinks her husband David and his brother may change their minds and vote yes.

VII. DRAIN PIPE IN GARAGE

Greg said that before winter we need to re-spray the pipe in the garage with insulation. It is not something that needs to happen yet but it has not been done since the repair.

The board meeting adjourned at 5:41 PM.

These minutes were approved by the Board of Directors.

McKennah Thomas, Secretary

05/28/2024
Date