

North Pointe HOA Annual Owner's Meeting

October 17, 2022

7:00 PM

The meeting started with introductions of those in attendance in person. Others were attending over Zoom.

Nominations were taken for HOA treasurer. Dustan Seipel was nominated and seconded. A vote was taken, and he was unanimously elected.

A discussion was raised regarding the current HOA fee split. Current fees are \$180 for buildings 340 and 380, and \$215 for buildings 320 and 360. The current governing documents require that HOA fees should be the same for all owners. Current fees need to be adjusted to be the same for everyone, or the documents must be updated. Updated documents are currently being worked on. It was suggested that the new governing documents should state a higher fee for buildings 320 and 360 for elevator maintenance, fire suppression, garage door maintenance, and garage heat. The new fiscal year starts January 1, so a deadline was set to try to have the documents updated by then. Otherwise, all HOA fees will be \$200 to comply with the old governing documents. There was a motion to raise the HOA fees by \$5.00 effective January 1, making the fee for buildings 340 and 380 \$185, and buildings 320 and 360 \$220. A vote was taken and again passed.

HOA insurance agent, Braden, joined the meeting over Zoom to answer questions about Utah law and the way insurance claims are handled for condominiums. He explained that everyone should have an add-on endorsement for sewer backup. He said that 90% of their claims recently have been for damages from sewer backup. It was explained that a condominium policy is an H06, H035 is an endorsement for personal loss, and H0208 is an endorsement for water/sewer damage. There was a request that the HOA send out the information on what coverage everyone should have. Brenda said that she would send that information out to the owners.

Gene Halford requested that the hallway carpets in building 360 need to be cleaned. Jim said that he would make that happen.

An owner in building 340 raised the issue with balcony railings and posts that aren't stable on buildings 340 and 380. Jim said that the posts are HOA responsibility, but the railings are the

owner's responsibility. He will give the owner a referral of a repair company that did the work on his unit.

The question was asked if we can snake the lines periodically as preventative maintenance since there have been multiple clogged lines in the past.

The meeting was adjourned.

Those who attended the meeting were:

Ken & RaNae Franckum	360/203	801-750-7066	
Cindy Call	320/104	801-797-4557	
LaRae Ballard	360/204	801-635-5729	
Sue Owens	320/303	801-540-8322	
Teri Christiansen	320/301	801-556-5783	
Richard Reeder	340/302	801-910-9917	
Garn & Diane Morrell	360/301	801-725-0016	
Gene Halford	360/103	801-992-3650	
Paige Bolingbroke	340/301	801-897-8044	
Jason Cox	320/202	801-721-3871	
Wendy Williams	360/202	801-455-2142	
Richard & Debbie Carlisle	360/104	801-540-3791	
Dan Nix	320/302	801-560-9189	801-898-4646
Dustan Seipel	320/203	801-628-5093	
Will McCammon	340/304		
Linda Burningham	360/102		
Robert Lund			

