

North Pointe HOA Board Meeting

September 22, 2022

6:00 PM

The call boxes in the entries to buildings 320 and 360 are no longer being used because of the new handles on the doors. The locks on the new door handles can be disabled by turning the lock on the inside. Someone keeps disabling the lock in building 320. Some owners are asking that individual codes be programmed into these door locks. Dustan will look for new digital entry locks that cannot be disabled. Brenda will investigate whether the call box phone lines are the same as the elevator and fire lines to if we can disconnect the call boxes.

Brenda will look at 3 companies for dryer vent cleaning. Previous company only cleaned half of the vents.

Back flow inspection still needs to be done. Brenda will follow up.

Elevators are up to code.

There was a sewer backup in building 360. This was caused by 2 breaks in the sewer line outside of the building. Pipe repairs will be done on Monday and Tuesday next week by Beehive Plumbing. Cost is \$14,000.00. Jim will pay by check when repairs have been completed.

There was damage in unit 104 from the sewer backup. Richard Carlyle's insurance company has all necessary information to start a claim.

We will have someone from our HOA insurance come to our annual owners meeting on October 17 to explain how insurance claims are handled according to Utah law.

Brenda will create a budget for the annual meeting. Dustan will work with Brenda to finalize the budget before the meeting.

Raising the HOA dues is being considered. This will depend on the budget and our reserves, but all dues should be the same regardless of which building your unit is in to be in compliance with the CC&R's.

Can we put an emergency category in the reserves for situations like the sewer backup? Brenda will check with the attorney.

The current landscaping issues were discussed. The lawn was not mowed this week. Weeds have been pulled after complaints. We are not getting the customer service that was expected from Graham Enterprises. Jim will investigate to see if Moreno would be able to come back if Graham contract is terminated.

The garage door in building 320 is broken. The repair would cost \$538. We will get a new logic card put in next week for \$1250 instead that will work better. The garage door in 360 was not working after the sewer backup but the water leak had turned off the circuit breaker. It is working fine now.

Annual owners meeting will be held on October 17, 2022.

This meeting was held over Zoom and was attended by Brenda Veresh, Jim Malmgren, RaNae Franckum, and Dustan Seipel.