

INCLINE TERRACE CONDOMINIUM OWNERS ASSOCIATION INC.
May 2025 HOMEOWNERS MONTHLY MEETING
Wednesday, July 17, 2025. Starting: 5PM Ending: 5:47PM

1. **Call to Order:** The meeting was called to order at 5:05PM by Office Manager Leticia Storrs.
2. **Approval of previous minutes:** The minutes from previous meetings were not submitted for approval at this time, as they are still pending formal review and approval by the HOA Board.
3. **ATTENDANCE:**
 - Board Members present: David Tanner - HOA Board President.
 - Office Manager: Leticia Storrs.
 - Head of Maintenance: Bob Powell.
 - Homeowners by zoom: Ashley Moweri (406A), Cassie Kosinski (202B-306B), Mary Ann Astin (205A, 605A, 606A, 602B), Matt Jarrett (201B), Sean Sloan (307B), Taylor Schweitzer-Harper (514C), Drew Heslop (601B).
4. **Building B Report:** Presented by David Tanner.
5. **Owner Communications:**
 - Move-In/Move-Out Protocols: All residents are required to notify the management office at least 24-48 hours in advance of any move-in or move-out. This allows proper coordination for parking stall use, elevator access, and post-move cleaning of common areas.
 - Noise regulations: Moving activity and associated noise should only occur between 7:00AM and 7:00PM. Please avoid any loud moving operations during nighttime hours.
 - Driveway & Parking Rules: Driveway and marked parking stalls must not be blocked at any time-not for 5 minutes, and not for 5 hours-even when using professional movers. This is to ensure continuous access and safety for all residents.
 - Trash Disposal Violations: Furniture, mattresses, and appliances may not be disposed of in the regular dumpsters. Improper disposal of large items results in an average additional cost of \$500 per month for the community. Residents must coordinate with the office or hire a proper disposal service.
 - Occupancy Limits (per Utah Code): one-bedroom units: Maximum of 23 persons (or 3 if family).
 - Two-bedrooms units: Maximum of 4 persons (or 5 if family). These limits apply at all times even temporarily, and must be respected regardless of turnover timelines or short-term stays.
 - Building A Fire Sprinkler System: The fire sprinkler system in Building A has been fully repaired, and the most recent inspection confirms it is in compliant condition for one year.
6. **Homeowners questions/concerns - Open Forum**
7. **Executive session:**

The Board entered executive session to discuss the following items:

- ☐ CPA transition confirmed Agreement with Teuscher Walpole LLC effective August 1, 2025.
- ☐ EMERGENCY PLAN - first notice posted.
- ☐ Office work assisting with unit tours and posting reports to HOA Board.
- ☐ GroupMe platform introduced for improved communication with student residents and tenants. QR codes to be posted throughout the community.
- ☐ Collections report.

8. The meeting ended at 5:47PM.