

I Street Owners Association Annual Meeting  
February 9, 2026, @ 10:30 am @ Passaro Leasing Office and via Zoom

### Meeting Items

Meeting Called to Order – Kami Su Bird, Board President

**In Attendance Via Zoom Andrew Nyborg, in person Daniel Walker, Kami Su Bird**

- Introduction of Members Jeff Whitlock Board Member (Vice President, Dan Walker Board Member (Treasurer)
- Voting of Board of Directors – 3-year terms
- **Renew Daniel Walker 3 year term – Motion Kami Su Bird second Andrew Nyborg**
  - Kami Bird 1 year remaining, Jeff Whitlock 2 years remaining

Treasurer Address – Dan Walker

- Budget Presentation as emailed with no change to monthly dues at \$205.00
  - Motion Kami Su Bird
  - Approve Andrew Nyborg
- Reserve Fund
  - \$56,948.45 Reserve Balance
  - \$694.13 going into reserve monthly
- Financial Review
  - Bank Balance as of 2/9/2026 \$82,699.58

Building Issues/Concerns:

Blackening on exteriors

Dumpsters **added 2 times a week this seems to help.**

Towing Company

Window Cleaning - Owners are responsible for their own window cleaning

Rock was replaced with Bark looks very nice.

Billboard sign installation near mailboxes – Board Approved to install next year

President Address – Kami Su Bird

- Designated Signboard by the mailboxes, reminder no signage on units or patios
- No Smoking
- Pets
  - a. Register pets
  - b. Violation Fees
  - c. Doggie DNA if needed
- Trash left out of can or on patios \$75 fee
- Nuisance fee hours: Monday-Friday from 10pm-8am
- Exteriors pergolas doors responsibility of owner to upkeep (HOA can provide coloring and materials to be used must be uniform

- White lights approved for decks and patios only except from Thanksgiving to New Years

Open Forum questions/comments/concerns:

- .Questions about exterior Acoya material on Buildium and sent out its doing what it is supposed to do.
- A unit head some leaking HOA repaired as the cause was exterior HOA

Annual Meeting Tentative for: February 2, 2027 @ 10:30 am at Passaro Leasing Office *location*  
364 W 223 N, Provo, UTG 84604 Suite 201