

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**

**Annual Meeting, July 17, 2021**

**1:30 PM, Newport Recreation Center**

**Members Present:**

66A Elliott Black	86D Carolyn Bryan
66G Joan McCabe	86E Karen Eibner
76B Ed Hallahan	96E Shirle Adams
76G Gillian Pack	96G Ron Bowden
85B Al Gilhuly	96H R Miranda

**Proxies Presented:**

85C Scott & Amber Mitchell proxy to Al Gilhuly  
86C Susan Rumbaugh proxy to Karen Eibner  
86F Barbara Lewis proxy to Karen Eibner  
96F Christine & Mark Brown proxy to Shirle Adams

**Others Present:**

Lee Hardy, Yaquina Bay Property Management, Inc.

**Call to Order/Establishment of a Quorum:**

Rafael called the meeting to order at 1:36 PM. 14 of 32 members were present which did not constitute a quorum.

**Introductions:**

Members present introduced themselves, designating the units they owned.

**Minutes of 2020 Annual Meeting:**

Members will be able to vote on approving the minutes of the 2020 annual meeting using a ballot that will be sent to all members after this meeting.

**Financial Report:**

Lee reported that the operating account balance as of June 30, 2021 totaled \$19,646.88 and that the reserve account balance totaled \$19,746.35. Approximately \$61,440.00 in reserves are collected every year at current assessment rates. Rafael described what the operating dues cover for the HOA.

**Old Business:**

Rafael reviewed the historical repair project data including costs for the last 18 months and provided a building maintenance history including painting, siding replacement, roof replacement and deck work since construction started in 1992. He described maintenance projects that will occur in the next 5 years as well, including asphalt repair, striping, deck staining, fence replacement and building painting. He reviewed the findings that led to extensive repairs to the south walls of the 76 building and noted that testing on the 66 building did not seem to show anywhere near the same amount of damage. That building will be evaluated further. He described the mold abatement that was performed for both the 66 and 76 buildings that was done in 2020 and this year.

**New Business:**

**Projects for the Coming Year:**

**66 Building Decks:** The decks on the 66 building are showing deterioration of the painted surfaces. These decks need to be refinished as they are not yet scheduled for replacement. Lee noted that they sit low to the ground and any finish applied will be impacted more by moisture than decks of higher elevation. She said she would research other types of deck material for eventual replacement. In the meantime, these decks will be re-stained.

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**Flashing on the 66 Building:** Flashing will be added where missing on the 66 building, and further inspection for possible water intrusion, if any, will be performed when it is raining.

**Pavement Repair:** Al said he met with a representative from Road & Driveway who told him that crack sealing and seal coating might be a waste of money. The report was that ultimately a re-paving job would be the best long term solution, but that would cost around \$200,000.00 for the entire complex. In the meantime, an attempt will be made to get a bid for crack sealing and seal coating as well as restriping the parking areas.

**Other:** Ron Bowden shared a dryer vent cleaning technique he recently used, demonstrating a piece of equipment that was useful in removing lint. He encouraged all owners to do the same with their dryer vents as he found a significant build-up of lint in his which can inhibit dryer function as well as be a hazard if not abated.

Rafael reminded owners who will be gone from their units for a length of time that they can shut the water off at their units to protect from water leaks. Instructions for this are on the website which is northshoreterrace.com.

**Election of 5 Directors:**

Without a quorum, members present were not able to elect directors, but nominations were opened and a request for volunteers extended to develop a list of candidates. Other nominations can be made on a form that will be mailed out with these minutes. Voting will be accomplished using a mail-in ballot that will be supplied once nominations are closed. Nominations made and volunteers stepping forward at this meeting were for: Rafael Miranda, Karen Eibner, Al Gilhuly, Christine Brown, Joan McCabe and Gillian Pack. Ed Hallahan thanked the directors present for their efforts.

**Adjournment:**

This meeting adjourned at 2:25 PM.

There was no board meeting held after this meeting.

Lee Hardy  
July 18, 2021