

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting May 4, 2013
10:00 AM, Office of Yaquina Bay Property Management, Inc.

Board Members Present:

Paul Amundson	Al Gilhuly	Paula Jones
Dolores Johnson	Barry Winters	

Others Present:

Rafael Miranda	Reuben Johnsen	Richard & Betty Jo Otten
Lee Hardy, Yaquina Bay Property Management, Inc.		

Call to Order, Establishment of a Quorum:

Al called this meeting to order at 9:59 AM. Five directors were present, constituting a quorum.

Agenda Review:

Directors present reviewed the agenda and approved it for content and order. Al said he would add a couple of items under Old Business.

Minutes of October 27, 2012 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the Oct. 27, 2013 board meeting as delivered.

Financial Report:

Lee reported that the operating account balance at the end of April totaled \$3,727.47. It is low because the insurance premium for the year has been paid in the amount of \$11,592.00. The reserve account balance totaled \$33,890.00. Dues accrue at about \$2700.00 per month less expenses, and the reserve account accrues about \$4800.00 per month if there are no expenses. By the end of June, the operating account is expected to total around \$5,200.00 and the reserve account is expected to total around \$44,000.00. Al said he wants to try to maximize the reserve account, so no reserves expenses are planned prior to the end of June.

Old Business:

Tree Pruning: The association has reimbursed Laquina Shores next door for pruning that benefits North Shore and has paid a contractor to prune the tree on Meritage property that was overhanging 66A. Al noted that he has moved items that have been leaned against the rear fence of the 66 building on the Meritage side, and items are not placed there as often. There are a couple of ladders still.

Gutter Repairs: Ken Brophy is repairing gutters on the 66 building that have been leaking. Barry said that one of his downspouts drains into a drain that is plugged by a plant growing out of it. Lee said that a plumber will need to clear that drain. Paula said that the gutter maintenance contractor said he does not clean gutters but just clears the tops of the downspouts. Al asked Lee to check with Gerry Nieto on that as he has cleaned other gutters.

Fences and Gates: 96H has a gate that needs repair.

Plumbing Replacement: Paul said the plumbers did a nice job re-plumbing his unit and were able to save cost by abandoning old copper pipe lines and bypassing them with Pex. The clean-up was great. Lee said that all of the under-floor plumbing in the 66 building was done and all of the plumbing in 66B and C was done. Part of the interior plumbing in 66A was done when their leak was repaired, and there is maybe ½ of the plumbing that still needs to be replaced in 66A. The remaining units that have experienced leaks are 96A, 66A and 86E. Al said he would like to see 96A and 66A done this summer and asked if the plumbers could do all under-floor plumbing in the 86 building. Lee said she would talk to Newport

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Plumbing. Reuben noted that his tenant will be gone from July 1-12 and that would be a good time to do 96A. A motion was made, seconded and passed to re-plumb 96A and 66A and hold off on 86E until the under-floor plumbing for the whole building can be evaluated.

By Laws Amendment to Reduce Number of Directors: Directors present discussed a draft amendment to the by-laws provided by Cliff Collard. Clarification was made that a majority of directors elected present at the start of a board meeting constitutes a quorum for a legal board meeting and that a majority of those directors present at a legal board meeting constitutes a voting majority for passing or defeating motions. The fact that mail-in ballots are now legal for general HOA issues means that the amendment can be sent out to the membership with ballots prior to the annual meeting, and the vote can be tallied at the annual meeting even if a quorum of the membership does not attend the annual meeting. Barry made a motion to put the draft amendment on the annual meeting agenda and to provide all members with a copy of it prior the meeting, accompanied by a mail-in ballot so that members who cannot attend the annual meeting can mail their vote in prior to the meeting. The motion was seconded and passed without opposition.

New Business:

Painting the 66 and 76 Buildings: Al noted that the 66 and 76 buildings were scheduled to be painted last year and that they do need painting. Barry made a motion to have the buildings painted this summer or fall as weather permits.

Directors discussed color schemes for the buildings and the garage doors. Rafael noted that buildings of differing but compatible colors can look more modern and offered to bring pictures of other condominiums where different colors were used within the complex. Paula said that new garage doors come in white and suggested that the garage door color be changed to white. A motion was made, seconded and passed to allow the garage door color to change to white when a new door is installed or when a building is painted. Building colors will be on the annual meeting agenda.

66 and 76 Front Decks: Paula asked when the front decks on 66 and 76 will be replaced. Al said he and Ken looked at the decks last year and will do so again. It is thought that the decks could be sanded and painted or stained as the wood still seems to be sound. Reuben noted that the 96 decks still seemed to be sturdy and recommended sanding and sealing those instead of replacing them. Paul said his deck was rotten Barry said his seems sound still. Al said the condition of the 96 decks will be checked.

Cracked Concrete in Front of 86A: al said that 86A needs a new concrete walkway to the front entry door. All of the garages in the 86 building have floor cracks, and some walkways show cracks, but the walkway in front of 86A is the worst. He said that the estimate to replace that walkway is between \$3,000.00 and \$5,000.00. A motion was made to replace that concrete this summer or fall. The motion was seconded and passed without opposition.

Crushed Asphalt in Front of 85 Building: The asphalt in front of 85 building was crushed by a large truck last fall. It needs to be removed, gravel added and packed and then new asphalt poured. A couple of adjacent areas need to be sealed. The estimate is between \$4,000.00 and \$5,000.00 to do this work. A motion was made, seconded and passed to order this work done.

Fences: Al said most fences look to be in good shape but asked members to report any problems that arise so repairs can be made. Betty Jo said her front gate has shifted and repairs have not been effective. Al said he and Ken would take a look at it. Also, an old piece of fence is lying next to Reuben's unit and needs to be disposed of. Al said he is looking for signs that say "Fire Exit Do Not Block" to put on the fences with rear gates for fire exit. Lee suggested he look at the Peachtree website.

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Side Panels Next to Entry Doors on 86 Building: Paula said that replacement of the side panels next to the main entry doors on the 86 building was approved some time ago. Only 86A has been done. Lee said that owners were supposed to indicate their preference for glass versus a solid panel, but few responded. Al said that Ken needs to follow up with unit owners and complete that project.

Roofs of 76 and 96A-D Buildings: Lee was instructed to obtain bids to re-roof the 76 building and the 96A-D building, including skylights.

Other New Business: Dolores said that the eaves of many units need to be power washed. Lee said she could ask the painter to include that in his estimates for painting the 66 and 76 buildings. It was noted that some walkways also need to be power washed. Lee suggested that the landscaper may be able to do that and suggested that Al ask him.

Schedule the Annual Meeting:

A motion was made, seconded and passed to schedule the annual meeting for Saturday, June 22, 2013, at 10:00 AM. The preferred location is the South Beach Community Center. Lee will check on availability. If that is not available, she will try the Newport Recreational Center or the Embarcadero Commodore Room.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 10:55 AM.

Lee Hardy
May 4, 2013