

NORTH SHORE TERRACE HOMEOWNERS ASSOCIATION
Special Board Meeting March 12, 2014
Via Conference Call at 3:55 PM

Directors Present:

Al Gilhuly Paula Jones Barry Winters Dolores Johnson

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Al called the meeting to order at 3:58 PM. Four of five directors were present, constituting a quorum.

Waiver of Notice of Meeting/Purpose of Meeting:

A motion was made, seconded and passed to waive notice of this meeting. The purpose of this meeting was to respond to a request by the Unit 96H owner to install a tankless water heater in his unit which involves penetrating an exterior wall, which is creates an impact on common area.

Discussion:

The owner of unit 96H asked the board for permission to penetrate a wall (common area) in order to install a tankless water heater. The proposed work will be done in a workmanlike manner by professionals. Al said he has reviewed the proposal and the information on the water heater and saw no issues with the work. Barry made a motion to approve the request from the unit 96H owner. Dolores seconded the motion. Al noted the only possible negative that he saw was determining who is responsible if there is a leak at the site of installation of the water heater that causes damage. Lee said that a leak caused by the installation of the appliance would typically be the responsibility of the unit owner to repair. The motion was amended do approve the proposal subject to the acknowledgement that any resulting leaks and subsequent damage, if any, in the future would be the responsibility of the unit owner. A vote was taken and the amended motion was passed without opposition.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 4:05 PM.

Lee Hardy
March 12, 2014