

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting Oct. 11, 2014
10:00 AM, Office of Yaquina Bay Property Management, Inc.

Directors Present:

Barry Winters Al Gilhuly Paul Amundson Paula Jones 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 10:05 AM. All directors were present, constituting a quorum.

Agenda Review:

There were no corrections to the agenda. New items were added under New Business.

Minutes of June 12, 2014 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the June 12, 2014 board meeting as delivered.

Financial Report:

Lee reported that the operating account balance totaled \$11,469.44 as of Sept. 30, 2014; and the reserve account balance totaled \$31,778.07. Since Sept. 30, 2014, payments have been made for the painting of the mailbox building, building 96E-H and most of the trim around the new 86 building side lights. This reduced the reserve account balance to \$20,638.07 but does not include the additional reserves received during the month of October to date.

Old Business:

OTHER WORK COMPLETED THIS SUMMER: Al reported on the work completed to date this year including the painting projects noted above. Also completed were the roof replacement on the 76 building, including skylights, 3 new skylights for 96C and D, a window replacement due to a bad seal in 96C and a termite treatment for the 96 building.

OTHER OLD BUSINESS: Landscaping: Paula said the landscape contractor is still blowing the pine needles into the corner of the lot by her unit. Al said he would talk to the contractor.

Meritage: Al asked what the status was of the complaint about the Meritage trash cans. Lee said that apparently nothing has been done although the complaints were sent to the City of Newport. She said that she did not think that the city has a full time code enforcement officer yet since Dustin Kittel has retired. And the new city attorney will not come on board until mid-December. So enforcement personnel are not fully available.

Entry Lighting: Al said he is still changing bad bulbs in the lights at the entry driveway.

New Business:

MAILBOXES: Directors present discussed the prospect of replacing the mailboxes. Al estimated that could cost \$2000.00-\$3000.00. At least one box is reported to leak during the winter. Cost and timing were discussed. It was decided that there was not an immediate need to replace them now. Also noted was the fact that box users are responsible for their own locks and keys. The HOA owns the mailboxes, but users of the boxes take care of their own locks and keys. It was noted the bulletin board in the mailbox building was in bad shape. Al said he would look for a replacement.

PROJECTS TO CONSIDER FOR 2015: The projects that are likely to take place in 2015 include the painting of the exterior of the 86 building, roofing one of the 96 buildings and re-sealing some of the decking. The color choice for the 86 building will be one of the colors already in use. A motion was made seconded and passed to authorize the painting of the 86 building with white doors and trim and one of the 3 current colors.

The roofing on the south sides of both 96 buildings is in bad shape. The 96E-H building roof is in the worst shape of the two 96 buildings. It is possible to replace the entire roof on one building or replace the south side roofs on both buildings. A motion was made, seconded and passed to make the decision regarding how much roof to replace based on the recommendations of the roofing contractor and the proposed cost of the options presented. Lee will obtain bids early in 2015 so the work can be authorized and scheduled.

Al said that Ken Brophy is willing to re-seal the decks that need it. Directors present discussed the responsibility of unit owners to keep their decks clean and free of debris to slow down deck deterioration. The HOA is responsible for repair or replacement of the decks.

Other New Business:

Directors present discussed an earlier request by an owner to have the monthly dues and reserves reduced back to \$250.00 per month. This issue was tabled until the 2015 annual meeting so that actual 2015 project costs could be weighed as part of the discussion. Barry suggested that perhaps the dues could be reduced in two phases over two years instead of all at once.

Dolores expressed appreciation for the effort Al has put in as president of the HOA and the accomplishments during his term of office. Others agreed whole heartedly.

Paula said that dogs within the complex and from neighboring areas are causing problems because their owners do not pick up after them. One sign has been posted advising dog owners to clean up after their pets, and other signs are being contemplated.

Limited Common Area Landscaping was addressed. Some unit owners are not maintaining the landscaping along their entry walkways or behind their gates if gates are present. Shrubbery needs to be kept pruned back away from siding, and pruned to prevent growth above the gutter line. A few units are not looking good at all. Directors discussed the islands in front of the units and whether the HOA should take care of those or not. A motion was made, seconded and passed to have the landscaper do a one-time clean-up project for those units where owners do not take care of the landscaping either along the walkways or in the front islands, including units 66C and E, 76B and C, 86C and 96B. The work will be done this fall.

Next Board Meeting:

The next board meeting is scheduled for 10:00 AM, Saturday, March 21, 2014. It will be held at the office of Yaquina Bay Property Management, Inc. Between now and then Lee will provide directors with cost estimates and bids for the projects discussed, and the board will have the option of scheduling a special or emergency meeting via conference call to make decisions if decisions are needed prior to the next regular meeting.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 11:27 AM.

Lee Hardy
October 11, 2014