

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting Following Annual Meeting July 11, 2015

Directors Present:

Al Gilhuly Dolores Johnson Paul Amundson
Barry Winters Paula Jones

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Al called the board meeting to order at 11:04 AM. All directors were present, constituting a quorum.

Minutes of May 2, 2015 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the May 2, 2015 board meeting as mailed.

Election of Officers:

A motion was made, seconded and passed without opposition to elect Al Gilhuly as president, Paula Jones as vice president and Barry Winters as secretary/treasurer.

Adoption of Budget:

A motion was made, seconded and passed to adopt the draft budget included in the meeting packet which reflects the reserve account projects for this year as well as the normal operating costs.

Next Board Meeting:

The next board meeting is tentatively scheduled for Saturday, October 10, 2015. It will be held at 10:00 AM at the office of Yaquina Bay Property Management, Inc.

Other Business:

Landscape Projects: Al presented the proposal from Ground FX to purchase and plant Hydrangeas in the common area island. That cost is proposed to be \$230.21. He said that the association will buy and he will install the 2 foot high fencing. A motion was made, seconded and passed to approve this project.

Al noted that the ground just behind his unit was not level and that ground seemed to be subsiding around the concrete piers under his deck supports. Bark rock has washed out away from the area. Ground FX proposed to correct that problem for a total of \$704.55 including labor and materials. A motion was made, seconded and passed to approve this work. Other owners in the 85 building are not experiencing the same issues as the ground is level behind the other units.

Resolution for the Handling of Insurance Deductibles: Lee distributed a letter from the HOA attorney and a draft of a resolution addressing how the deductible payment could be handled in the event of an insured loss covered by the HOA insurance. She recommended that directors review the documents and ask any questions that may arise so they can be directed to the attorney prior to the board making a final decision.

Limited Common Areas: Barry asked a question regarding the limited common area garden spaces. Al noted that the unit owner is responsible for those areas, but the landscaper can take care of them if the owner is unable to do so. Directors discussed the areas defined as limited common area

including the islands in front of the units. Lee suggested that the board re-visit this issue in October and determine at that time if care of those areas should be included in the landscaping budget in order to provide some consistency in the quality of maintenance of those areas.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 11:28 AM.

Lee Hardy
July 11, 2015