

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting October 10, 2015
10:00 AM, Office of Yaquina Bay Property Management, Inc.

Directors Present:

Barry Winters Al Gilhuly Paula Jones Dorothy Johnson

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Al called the meeting to order at 10:00 AM. Four of five directors were present, constituting a quorum.

Minutes of July 11, 2015 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the July 11, 2015 board meeting that followed the annual meeting as mailed.

Financial Report:

Lee said that, as of Oct. 8th, the operating account balance totaled \$7,948.63 plus the untallied October receipts; and the reserve account balance totaled \$12,296.52 plus the untallied October receipts. The deck work performed by Ken Brophy was paid for on October 8th.

Old Business:

Landscape Projects: Al reported that the landscape projects discussed in July were completed: the installation of a fence, the leveling out of the ground west of the 85 building and the planting of three hydrangeas.

Resolution for Handling Insurance Deductibles: Directors present discussed how insurance deductibles would be handled since the change in insurance coverage allows damage to individual units to be covered by the HOA policy. If an insured loss occurs and includes damage to the interior of the unit, the HOA policy now covers the damage to that unit. The association can make a decision in advance regarding who will pay the deductible for such a claim. The resolution offered by the association's attorney authorizes the association to require the unit owner to pay the deductible; or, if more than one unit is damaged, allows the deductible to be shared equally among the owners of the damaged units.

The new insurance coverage will allow the unit owners to enjoy decreased premiums because they no longer have to insure the interior finish of their unit, just their personal property and liability and the cost of the current deductible which is \$5,000.00. The resolution stipulates that the owners carry liability coverage in the amount of at least \$300,000.00 per occurrence. After discussion, a motion was made, seconded and passed to adopt the resolution as drafted by the association's attorney. A copy will be sent to all owners with a notice that indicates the policy is effective as of the date of this meeting and that instructs unit owners to share the resolution with their respective insurance companies so that their individual policies accurately reflect the change.

Relative to this discussion a question was asked regarding the amount of dues relative to the sizes of the different units. Why are the dues for small units the same as for the larger units? Lee said that the dues cover operating and replacement costs for the common area. The common area is the same for all units, and all unit owners have an undivided interest in the common area. For example, the roof of one building is included in the common area shared by all buildings and all unit owners.

New Business:

Car Clouts at Neighboring LaQuina Shores: It has been reported that multiple vehicles parked at LaQuina Shores have been broken into or damaged recently. All owners are advised to make sure their unit doors are locked and that doors to cars that are parked outside their garages are kept locked. Any suspicious activity should be reported to law enforcement immediately.

Posts Supporting Decks on the 85 Building: It was recently learned that the 4x4 posts supporting the upper decks of the 85 building no longer meet building code requirements, although they did when the structure was built. They will need to be replaced by 6x6 posts in order to comply.

96 Building Decks: Al said that, while Ken Brophy can stain new deck boards in his shop prior to installing them on the 96 building decks, the new stained boards will not match the old boards that are still in good condition. A motion was made, seconded and passed to pre-authorize funding for Ken to finish the 96 building decks and replace the 85 building posts. Work can proceed over the winter depending on Ken's availability.

Touch Up Paint for 66 Building Siding after Deck Sealing: Paula noted that there are several spots on the 66 building that need to be touched up with matching paint after deck stain was splashed on the siding. Lee will check with Ken who had provided touch up paint to the unit C owner to touch up an area around the unit C entry. Dorothy said that paint had been tracked onto her new deck, and that it does not come off. Lee will see if Ken can sand this off and reseal those areas that are affected.

Gate Repairs: Barry asked who was responsible for gate repairs. The answer was that the HOA pays for gate repairs, including hinge replacement, and Ken Brophy has been performing those repairs. Barry will have his gate repaired by his handyman. Lee said he could submit a bill to the HOA for that.

Projects for the Summer of 2016: Directors discussed the projects scheduled for 2016. Roof replacement on the 96A-D building is due, and Gerry Nieto of Northwest Roof Maintenance is preparing an inventory of new versus older skylights to give to the roofer.

The 85 building is due to be painted next year, and directors present discussed what color it should be. The color will be confirmed later.

Barry noted that there are cracks in the asphalt in one area that did not get filled or sealed a couple of years ago. Lee said there is a new owner for Allen's Lot Maintenance now, and they can be consulted on this.

Lee will obtain bids in the spring for the work to be done next summer.

Other Business:

Al said that he was told by one of the LaQuina Shores owners that a shrub on their side of the fence died due to chemicals being dumped near it by former tenants in 85A. He asked if the board thought that LaQuina Shores should be reimbursed for a new tree or shrub. Directors decided that they did not want to accept liability for the actions of others.

Al reported that he and Linda will be leaving in mid-December to travel extensively and may not be back until at least the middle of May. He may leave the board. Directors discussed possible replacements for the board, and two individuals have volunteered. Also, Al has seen to light bulb replacement in the common area, and he said he will talk to the owner of 66A to see if that owner can do that in Al's stead.

Barry said he has re-engaged the Yard Birds to look after his garden area and is very happy with their work, in case other owners might need help with their garden areas.

Next Board Meeting:

There will not be another board meeting before March, so directors will touch base in February to set a time for the next meeting. If a board decision is needed, a conference call meeting can be called to deal with emergencies or urgent business.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 10:43 AM.

Lee Hardy
October 10, 2015