

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

Special Board Meeting May 7, 2018

5:15 PM, Office of Yaquina Bay Property Management, Inc.

Directors Present:

Karen Eibner

Roger Leo

Al Gilhuly

Betty Jo Otten

Others Present:

96D Steve & Christie Lathrop via phone

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Roger called the meeting to order at 5:18 PM. Four of five directors were present, constituting a quorum.

Reason for Special Meeting:

The reason for this meeting was to discuss the bid to paint the 96A-D building. Coastal Construction had bid the project at \$17,500.00 if the south, east and west walls only were painted and the decks sealed. If all sides are painted, the bid increases to \$27,500.00. This bid includes sealing the decks and railings and repairing dry rotted trim where found. Al had met with the contractor and looked at the job. After consulting another contractor, Al said he felt the bid was appropriate. He also had the contractor look at the decks and south wall of the 85 building. That will be discussed at the next board meeting on May 26, 2018. Karen made a motion to approve the amended bid to include all sides of the 96A-D building. The motion was seconded and passed.

Directors and owners present discussed the color choice for the 96A-D building. Al cited a prior decision to paint the building a gold color. Steve Lathrop said he could find no reference in the minutes to a color choice for the building. Roger suggested asking either the unit owners or all 32 unit owners in the complex what color they would prefer. This topic will be added to the agenda for the May 26th board meeting. Owners of one unit in that building have noted a preference to keep the current gray color on the building. Owners can provide input on or before the May 26th meeting, and a full discussion can be held at that meeting.

Other Issues for the May 26, 2018 Board Meeting:

Al has tried meeting with several different landscape contractors. Some have responded, but others have not. He said he will meet with Ground FX again. He is looking at a one-time clean-up for the islands in front of the units after the shrubs are done blooming.

The painting of the south wall of the 85 building and the sealing of the 85 decks will be discussed on May 26, 2018, and a decision will be made.

Dennis Bartoldus issued a response to Roger's questions regarding the issues surrounding the non-profit status of the HOA. Roger asked the directors present to review the response so it can be discussed at the May 26th board meeting. He suggested the board prepare a punch list of points cross-referenced to the statutes and offered to develop this list.

Next Regular Board Meeting:

The next regular board meeting is scheduled for 10:00 AM, Saturday, May 26, 2018. It will be held at the office of Yaquina Bay Property Management, Inc.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 5:44 PM.

Lee Hardy
May 12, 2018