

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION  
BOARD MEETING FOLLOWING ANNUAL MEETING JUNE 30, 2018**

**Directors Present:**

Rafael Miranda    Karen Eibner    Roger Leo    Al Gilhuly    Scott Nielsen

**Others Present:**

Steve & Christie Lathrop    Ron & Keri Bowden    Linda Gilhuly  
Lee Hardy, Yaquina Bay Property Management, Inc.

**Call to Order/Establishment of a Quorum:**

Rafael called the meeting to order at 11:30 AM. All directors were present, constituting a quorum.

**Election of Directors:**

Nominations were opened for the positions of chairman, vice-chairman and secretary.

Rafael was nominated for chairman, Roger was nominated for vice-chairman, and Karen was nominated for secretary. A motion was made, seconded and passed without opposition to elect all nominees to the positions for which they were nominated.

**Increase in Dues:**

A motion was made to increase the operating portion of the dues by \$10.00 to \$145.00 per month per unit effective Aug. 1, 2018. The motion was seconded and passed without opposition.

**Painting of 96A-D:**

The painting of the 96A-D building was approved earlier this year by the board. The work is planned for this year pending the availability of the contractor. Deck color was discussed, and it was noted that in 2006 the deck color selected was a dark gray. Directors discussed going to a more natural brown color. If it happens the painting cannot be completed this year, it should be scheduled for next year and that schedule confirmed soon if possible.

**Re-Plumbing 96E, F & H:**

Directors present discussed waiting until fall for a decision on the timing of re-plumbing 96E, F & H. All owners are reminded that they need to have their water heaters checked for proper grounding. This is an owner responsibility, and an electrician would need to do this, not a plumber. Owners should also note the condition of their water heaters and older ones should be replaced.

Owners should also become familiar with where the shut-offs are for the water supply to their units. If an owner is going to be gone for an extended period of time, they need to learn how to shut off the water to their unit to minimize damage in the event of a plumbing failure. Directors discuss the various locations of the shut-offs and noted some units have them inside the unit while others can only be shut off at the valve on the owner's side of the water meter. Directors will attempt to map this so owners can find their meters.

**Deck Sealing:**

Directors established priorities for sealing the decks. The decks on 85 and 86 and 96A-D are currently in the greatest need for sealing and will be first on the schedule. The other buildings can be done later, and an overall 3 year rotation for deck sealing was described as desirable. A motion was made, seconded and passed to seal the decks on 85, 86 and 96A-D as soon as possible to be followed by the decks on 66, 76 and 96E-H next.

**Next Meeting:**

The next board meeting is scheduled for 10:00 AM, Saturday, August 18, 2018. It will be held at the office of Yaquina Bay Property Management, Inc.

**Adjournment:**

This meeting adjourned at 12:10 PM.

Lee Hardy  
June 30, 2018