

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**Board Meeting August 18, 2018**  
**10:00 AM, Office of Yaquina Bay Property Management, Inc.**

**Directors Present:**

Roger Leo                      Karen Eibner                      Rafael Miranda                      Al Gilhuly (via phone)

**Others Present:**

Steve & Christie Lathrop

Lee Hardy, Yaquina Bay Property Management, Inc.

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

Rafael called the meeting to order at 9:57 AM. Four of five directors were present, constituting a quorum.

**Minutes of June 30, 2018 Board Meeting:**

A motion was made, seconded and passed to approve the minutes of the June 30, 2018 board meeting.

**Financial Report:**

Lee reported that, as of July 31, 2018, the operating account balance totaled \$3,704.93, and the reserve account balance totaled \$82,650.00. The reserve account has not yet been reimbursed for the cost of the FEMA insurance in the amount of \$2,910.00.

**Old Business:**

**Painting 96A-D:** Directors present reviewed the bid from Fitzpatrick Painting to paint the 96A-D building for \$20,480.00, paint/stain decks and railings for \$8,160.00, paint the 85 building south wall for \$1,360.00 and repair dry rot as discovered for the cost of time and materials at \$75.00 per hour. The total proposal came to \$30,000.00 plus the cost of dry rot repairs. Al asked Lee if she has had experience with this painter. She said they painted two other complexes located close by recently and did a good job. A motion was made, seconded and passed without opposition to approve the entire proposal including extras. Rafael will sign the proposal and contact Fitzpatrick to verify when they can perform the work. He said they told him their schedule was filling up fast, so it is hoped they can do it this year.

**Re-Plumbing 96E, F & H:** Directors present discussed having an infrared analysis done by Coast Disaster Master to determine if there are more plumbing leaks in that building. Roger made a motion to address the issue of potential failure of copper plumbing in 66, 76, 86 and 96 by asking Coast Disaster Master to use FLIR to analyze possible leaks. Based upon their report, the board can add an action item to the agenda for the next board meeting to replace plumbing where needed. Al suggested that the evaluation be performed only on 96E-H now. Roger amended his motion to limit the evaluation just to 96D-H now and, depending on the cost of the inspection and the results, follow through with the other units in the complex. The amended motion was seconded and passed without opposition.

**Reserve Study:** Rafael said the recent reserve study is posted on the website now. Directors present discussed the premise for having a 30 year budget plan. There will be an ongoing discussion regarding the prioritization of projects. Rafael offered to create a list of the most needed projects.

**New Business:**

Al suggested getting bids for treating the decks on the 85, 86 and 96E-H buildings for next year from Lee Baker and made a motion to that effect. The idea would be to see how early Baker could schedule the work and discuss his response at the next board meeting. It was also suggested that a bid be obtained from Fitzpatrick Painting. The motion was seconded and passed without opposition.

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Christie Lathrop said that Ground FX did not do the area between the two 96 buildings and they have not done trimming. Al said they were not supposed to do the area between the 96 buildings but said he would talk to them. Christie noted they spend a lot of time behind the 96 buildings blowing debris into the state park but not weeding between the buildings. Al said they are paid \$633.00 per month to work for a specified amount of hours and that maybe the HOA has to pay for more labor time. Roger asked Christie to make a list of things that she considers a waste of time and then list priorities that are not being addressed. The board can then examine the scope of work. Al repeated that he would talk to Ground FX and said others could participate in the conversation.

**Next Meeting:**

The next meeting is scheduled for 10:00 AM, Saturday, October 27, 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 11:14 AM.

Lee Hardy  
August 19, 2018