

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**Board Meeting June 1, 2019**  
**10:00 AM, Office of Yaquina Bay Property Management, Inc.**

**Directors Present:**

Rafael Miranda  
Karen Eibner, via phone  
(Roger Leo had resigned earlier pursuant to the sale of his unit)

Al Gilhuly  
Scott Nielsen, via phone

**Others Present:**

Lee Hardy, Yaquina Bay Property Management, Inc..

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

Rafael called the meeting to order at 10:01 AM. All directors were present, constituting a quorum.

**Minutes of Jan. 19, 2019 Board Meeting:**

A motion was made, seconded and passed without opposition to approve the minutes of the Jan. 19, 2019 board meeting as delivered.

**Financial Report:**

Lee reported that the operating account balance as of May 30, 2019 totaled \$4,404.05, and the reserve account totaled \$77,651.89. Insurance costs have risen and will reach approximately \$19,110.00 this year.

**Old Business:**

**Deck Sealing on 96 and 85 Buildings:** Most of the deck sealing on the 96 and 85 buildings has been completed except for the front entries on the 85 building and a re-do on a 96 unit deck where prep missed an area of old peeling paint. This should be completed within a week.

**Roof and Skylight Replacement on the 85 Building:** The roof and skylights will be replaced on the 85 building in a month or month and a half. Al asked to have the roofer look at the newer flat skylights on that building to see if they need to be replaced or can be retained.

**Other Old Business:**

**Moisture Inspection:** Directors present discussed continuing the moisture inspections that began when plumbing leaks damaged the 96D-H building. Rafael said this would be added to the agenda for the annual meeting. A decision will be made to determine which buildings are priorities for this inspection by Coast Disaster Master. A suggestion was made that the 66, 76, 85 and 86 buildings be tested. Access to all units would be required so Coast Disaster Master can perform the inspections on every unit. A motion was made, seconded and passed to make it a priority to have these inspections done in July if possible.

**Hedge West of 96H:** This hedge has gaps in it which need to be filled in with replacement planting. Ground FX will need to be reminded to provide a proposal for what to plant.

**Status of Rodent Control in 76D:** Extra bait stations were placed near 76D, and missing vent screens were replaced. There has not been any new evidence of rodent infestation since this was done.

**Adding Wood Chips to the Common Area:** Al said wood chips need to be added in some of the common areas, and he volunteered to buy and spread the chip and be reimbursed only for the cost of the chips.

**Tree(s) Overhanging units in 66 Building:** A request was made to have the tree on Meritage property that overhangs the 66 building pruned again. Lee recommended having Coast Tree evaluate the tree for the feasibility of pruning that would not damage the tree and then make a written request of the Meritage receiver to get permission to do the work. Overhanging branches could be pruned back to the property line, but it needs to be established whether this one sided pruning would create a hazardous tree or damage the tree's health. Lee can then submit the request to the receiver; and, if approved, North Shore would bear the cost.

**Landscaping Contract:** Al said he thought that blowing the parking lot was not effective if done in the rain, and the charge for that was therefore excessive. Karen offered the name of her gardener and provided a phone number for Central Coast Landscaping.

**Roof Cleaning:** Rafael noted that the skylights could use an annual cleaning as they get dirty. Lee said she will ask Phil Cato if he can do that, and if so, how much it would cost.

**Low Decks that are Close to the Ground in 66, 76 and 86 Buildings:** Lee suggested the HOA consider alternatives for low sitting decks that are at the 66, 76 and 86 buildings. The decking never completely dries out, and seal coats and paint peel quickly. Scott noted his deck on 76D is peeling and suggested other types of decking such as Trex instead of a patio surface at ground level. Stairs would need to be installed and this would take up about 1/8<sup>th</sup> of the rear yard on his unit. This will be discussed at the annual meeting to gauge owners' preferences. Karen has a neighbor who got a quote to replace her deck, and Rafael asked if we could see what that quote was.

#### **New Business:**

**Agenda for the Annual Meeting:** In addition to the standard annual meeting topics such as approval of minutes, financial report and election of directors, the directors present added the following topics to be discussed by the membership:

- Decking alternatives for 66, 76, and 86

- Review of reserve study recommendations

- Budget Discussion:

  - Review of 5 year projections such as for asphalt and painting of 66, 76 and 86 buildings

The notice of the annual meeting scheduled for June 29, 2019 will be mailed with proxies and a request for nominations and volunteers for positions on the board of directors.

#### **Adjournment:**

A motion was made, seconded and passed to adjourn this meeting at 10:46 AM.

Lee Hardy  
June 1, 2019