

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

Board Meeting September 21, 2019

1:30 PM, Office of Yaquina Bay Property Management, Inc.

Directors Present:

Gillian Pack

Rafael Miranda

Karen Eibner

Al Gilhuly, via phone

Others Present:

Mike & Sandy Wilson

Lisa Davies

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 1:32 PM. Three directors were initially present; and a fourth called in later, constituting a quorum.

Minutes of June 19, 2019 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the June 19, 2019 board meeting as written.

Financial Report:

Lee reported that, as of Aug. 31, 2019, the operating account balance totaled \$5,357.69, and the reserve account balance totaled \$90,212.44. The main major expense scheduled this year is roof replacement on the 85 building for \$31,000.00-\$32,000.00, including skylights. That was scheduled for earlier this week, but weather conditions delayed the work.

Old Business:

85 Building Roof Replacement: This project is still pending. The roofer will need several dry days to do the work, and it will be scheduled on that basis.

Gutter Cleaning: Lee said she found a contractor to do regular gutter cleaning and has found him to be reasonable and responsive. She said Newport Gutter Cleaning can also do gutter repairs. She will get an estimate for gutter cleaning at North Shore Terrace. Mike said his down spout ground drains are plugged and need to be snaked. He noted that gutter screens are not a likely solution as they get plugged up fairly quickly, but he offered a suggestion for a by-pass system that might be helpful. Lee suggested she could have Newport Gutter Cleaning (Ken Wilson) contact Mike when doing an estimate for gutter cleaning so they could discuss the idea.

Moisture Testing by Building: In-wall moisture testing has been done on 96E-H during plumbing repairs recently, and plumbing in 96A-D was repaired a couple of years ago. The membership had discussed doing testing on the 66, 76 and 86 buildings. The 85 building is the newest construction and has not shown and indications of in-wall leaks. Half of the 66 building was re-plumbed a number of years ago, and the rest of it should be tested. In addition to the 66 building, the 76 and 86 buildings are the oldest in the complex and should also be tested. Coast Disaster Master can do the testing for about \$129.00 per unit. Lee will contact the owner, Christian Canese, and see what his schedule is like and then the board can coordinate access to units so that he can do several in one day and eventually check all of the 66, 76 and 86 units.

New Business:

96C Deck Boards: Mike noted some of his deck boards were upside down with a groove on the top side that holds water. These were apparently replaced sometime in the past but not during the recent deck repair.

Parking: Gillian noted that there was a designate parking space next to the mail box building that is not clearly marked anymore. Directors present discussed refreshing the parking space marking. It can be done when the asphalt is sealed in the next couple of years.

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Fence Between LaQuina Shores and North Shore: Al said that Greg Brown at LaQuina Shores had said that the dividing fence between the two complexes would be replaced soon. Al suggested that North Shore participate in the cost of that project to ensure that the fence is attractive on the North Shore side. Directors present did not respond enthusiastically to this suggestion, and Rafael said he would talk to Al more about this later.

Unit Fencing Repairs: Lisa said her east fence has some slats that are broken. Rafael said that fence replacement is scheduled in the long range plan and that the HOA would pay for the replacement. Gillian noted algae builds up on her fence. Rafael recommended using vinegar to remove the algae.

Gutter Cleaning Approval: A motion was made, seconded and passed to pre-approve gutter cleaning once Lee gets an estimate from Newport Gutter Cleaning.

Next Meeting:

The next board meeting will be scheduled at a later date.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 2:15 PM.

Lee Hardy
September 21, 2019