

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

Board Meeting March 28, 2020

10:30 AM, Via Conference Call

Directors Present:

Karen Eibner Al Gilhuly Gillian Pack Rafael Miranda Scott Nielsen

Others Present:

Mike & Rosie Hereford

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 10:30 AM. All directors were present, constituting a quorum.

Minutes of Sept. 19,, 2019 Board Meeting:

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

Financial Report:

Lee reported that, as of March 25th, the operating account balance totaled \$2,717.80. The reserve account balance totaled \$94,640.48. She said the projects to be discussed at this meeting will impact the reserve account significantly.

Old Business:

Fence Bracket Replacement: Lee reported that the contractor who did a fence repair earlier this year reported that the galvanized brackets on the 86 fencing were rusted and that the fence was at risk of collapsing. The proposal to replace those brackets with stainless steel brackets estimates the cost to be \$2,175.00. Al noted the fence has been in place since the late 90's, and Karen said the fencing itself does not look too bad. After discussion Scott made a motion to approve the proposal. The motion was seconded and passed without opposition.

Moisture Testing: Termites and Carpenter Ants in 76G: The moisture testing revealed moisture intrusion at a corner of a window in 76G. A contractor, Jake Cook, made an opening at that spot and found dry rot and carpenter ants, and Killers Pest Control confirmed there were also termites present. A proposal was offered to do more destructive testing (open up the wall more to determine the extent of the dry rot) at a cost of \$1500.00. Then a complete wall repair would be performed at additional cost. It is possible that the extent of the wall opening could exceed the current estimate if it is found that dry rot has spread much further than the framing around the window. So the testing phase could run more than \$1500.00. The testing and wall repair would need to precede any ant/termite treatment so that treated wood would not be removed as it might be if the repair followed the pest treatment. Al asked if potential excess costs could be pre-approved. After discussion, a motion was made to approve the testing proposal with a cap of \$3,000.00 instead of just \$1500.00. If the cost exceeds \$3,000.00, an emergency board meeting with short notice would be called to approve the higher cost. The motion was seconded and passed.

A proposal was obtained from Killers Pest Management to treat the entire 76 building for carpenter ants and termites at a cost of \$9,150.00. This includes treating living space as well as the garages. Lee explained that termite treatment for unit 76D only was done in the recent past, but the termites just moved. Treating only one unit would not provide any guarantee that the treatment would be effective over the long term. The cost would be paid out of reserves as would the wall repair as it involves the structural components of the building. A motion was made, seconded and passed to approve the treatment of the entire 76 building for carpenter ants and termites.

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66 and 76 Decks Sit too Close to the Ground: Lee said that the reason the 66 and 76 decks don't hold stain or paint well is that they sit too close to the ground and are subject to constant moisture and deteriorate faster than higher decks that are able to dry out regularly. She said consideration has been given to alternative deck configurations such as raising the decks which could create the need for stairs or ramps. Installing concrete or pavers could cause ground water drainage issues. She said that she has asked Ground FX to evaluate the situation and propose alternatives since they do deck construction in addition to landscaping. Directors present discussed the possibilities of underlying any material installed at ground level with gravel for drainage or creating gravel pathways or barriers to divert drain water out toward Hwy 101. Or a concrete drain could be installed. Lee said that drainage diversion could require a right of way permit and approval from the city. Karen noted some of the decks on the 76 building are already high and asked if they would need to be modified. Those might not need to be altered. Gillian noted her deck on 76G is already high off the ground. Al asked if the two decks at the 86 building need to be included. Karen said those decks are already done.

Rafael recommended that the board concentrate on the low rear 66 decks and front entry decks close to the west end of the 76 building. Scott noted his deck is only 1 foot off the ground at unit 76D. Lee said the evaluation should come first since all decks do not have a problem to the same degree. Scott thought 66 decks were worse than the 76 decks. Rosie asked about using composite decking. Scott noted the new composite decking material is mold resistant. Lee asked him for a brand name. He said Timbertech is a good product. Karen suggested surveying owners of 66 and 76 units for their preferences. Rafael suggested starting with getting bids and then talking to the city about drainage possibilities. Scott offered to contact the city. In summary, the options to be explored include replacing decks with concrete patios sloped to the east for drainage, using composite mold resistant decking, or using pavers that are heavy enough not to be disrupted by wet soils or tree roots. Rafael said that a solution to the 66 deck problems could be discussed at the next board meeting and a proposal presented to owners at the annual meeting. In the meantime, discussion regarding the 76 decks can continue. Al asked why pavers are not a popular idea. Scott said that owners in the 66 building that have pavers do not like them as they are uneven and wobble. Rafael noted that the front entry decks on the 76 building can't be comprised of pavers so a composite replacement for wood would be more acceptable. He noted the deck work may have to be staged over time but the goal should be to have a plan to present at the annual meeting.

New Business:

Sealing the Parking Lot Pavement: Scott asked if pavement sealing should be scheduled. He noted that slurry coats are most commonly used for this in his home state. Rafael suggested tabling this topic until the next meeting and having the pavement evaluated in the meantime.

Next Board Meeting:

The next board meeting is scheduled for 1:30 PM, Saturday, May 16, 2020. Depending on restrictions due to the Covid-19 virus at that time, the meeting will either be held at the office of Yaquina Bay Property Management or by conference call.

The annual meeting date will be determined at the May 16th meeting.

Adjournment:

This meeting adjourned at 11:40 AM.

Lee Hardy
March 28, 2020