

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Emergency Board Meeting April 2, 2020
5:10 PM, Via Conference Call

Directors Present:

Al Gilhuly Gillian Pack Scott Nielsen Rafael Miranda Karen Eibner

Others Present:

Jakob Cook, Greentuitive Construction
Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 5:11 PM. All directors were present, constituting a quorum.

Purpose of Meeting:

The purpose of this meeting was to consider a proposal to repair the carpenter ant and dry rot damage to the framing and trim of unit 76G.

Discussion and Decision:

Lee summarized the findings presented by Jakob Cook after he performed destructive testing to the siding and wall of 76G. There was a large infestation of carpenter ants as well as dry rot from moisture intrusion. The moisture intrusion was the result of lack of flashing around the window, and this moisture in the wall encouraged the infestation of the wall with carpenter ants and likely termites. The wall framing would need to be repaired and wall sheathed by April 8th in order for the pest control technician to administer and effective treatment for the pests. The siding can be installed after the pest treatment is performed. The wall was opened up from the exterior, minimizing the disruption to the interior living space of the unit as well as limiting the access to the interior by the ants.

Al asked if Jake could do the work before April 8th. Jake said he could. Gillian restated the path of the moisture intrusion. Karen said she saw the damage and said it was extensive. The bid for the work is \$6500.00. Lee asked Jake if he thought there would be any change orders due to more damage found. Jake said there would not be as he opened the wall up past where the damage was located.

A motion was made, seconded and passed without opposition to approve the proposal for the repair. The repair will be underway immediately and the pest treatment is scheduled for Wednesday, April 8, 2020. The treatment is expect to take 5 or 6 hours to complete and will start between 11AM and 1PM on Wednesday. This will require access to the interior of all 76 units. Tenants and owners have been notified.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 5:17 PM.

Lee Hardy
April 3, 2020