

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**Board Meeting May 16, 2020**  
**1:30 PM, Via Conference Call**

**Directors Present:**

Al Gilhuly      Rafael Miranda      Gillian Pack      Scott Nielsen      Karen Eibner

**Others Present:**

Susan MacDonald, 66G

Lee Hardy, Yaquina Bay Property Management, Inc.

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

Rafael called the meeting to order at 1:35 PM. All directors were present, constituting a quorum.

**Minutes of April 2, 2020 and April 4, 2020 Special Board Meeting Minutes:**

A motion was made, seconded and passed to approve the minutes of the April 2<sup>nd</sup> and April 4<sup>th</sup> special board meetings as delivered.

**Financial Report:**

Lee reported that, as of April 30, 2020, the operating account balance totaled \$11,109.57, and the reserve account balance totaled \$84,822.68. She said reserves accrue at a rate of about \$5,000.00 per month.

**Old Business:**

**76 Building Siding Project:**

Three different contractors provided proposals for this project which is to redo the siding on the entire south wall of the 76 building. Pricing was quoted as follows: Greentuitive Construction \$67,000.00 plus windows as needed, Clearwater Construction \$40,700.00 plus windows as needed, and R&R Houston Builders \$89,342.00 plus contingency for windows and dry rot. Lee noted that consideration should be given to reasons for the wide range in costs which include whether or not all T1-11 has to be removed as well as differences in how much is charged for labor and the size and experience level of the work crew which is reflected in the labor costs.

Jed Jenson, co-owner of Clearwater Construction, joined the meeting at this point. Rafael asked him how he would determine if dry rot is present and whether or not all of the T1-11 needs to be replaced. Jed explained he would be removing the existing Hardie Plank and a 4-inch strip of T1-11 around all of the windows and doors. This would tell him whether the LP siding needs to all be replaced with plywood sheathing and would expose any dry rotted framing around the windows. If the HOA wants all of the LP T1-11 removed, he can put together pricing that would reduce the \$36,500.00 for the siding work by \$9,500.00 (the allowance for repairing damaged T1-11). He said he does not anticipate more than \$3,500.00 in framing repairs. This would add \$15,500.00 and the revised proposal would be: \$40,700.00 less \$9,500 plus \$15,500.00 plus a \$3,500.00 allowance for framing for a total of \$50,200.00 plus the cost of any windows or doors that need to be replaced.

Gillian asked about the quoted price for windows and doors at \$350.00 and \$950.00 each respectively. Broken flanges would make damaged windows unusable. Jed said the cost to remove and install windows and doors is included in the current pricing because they have to be removed and reinstalled anyway to achieve proper weather sealing. Jed noted that the windows and doors are all about 37 years old anyway and likely should all be replaced since replacing them in the future as they fail will cost more than today due to having to dismantle the trim and siding around the windows at that time

anyway. So that would duplicate some of today's costs. He also noted that doing all of the windows and doors now will result in a lower price per item than buying a few now and then a few later since their age will destine them to failure anyway in not too long, and pulling and reinstalling the existing windows can result in seal failures due to age. In the event of failure after pulling and reinstalling the old windows, there would be no warranty on the old windows. Savings on labor could be as high as 30%. He said he bid top of the line Milguard due to their better weather and wind resistance and insulation value. Rafael asked Jed to obtain pricing for replacement of all windows and doors as soon as possible, Monday if possible.

Gillian noted the work on the siding and windows causes damage to the interior of the units and asked if Jed's proposal covered restoring the unit interiors. Jed said he can add an interior work allowance that would include everything except paint since each unit likely has a different paint type and color.

Jed said that the siding installation includes the addition of a rain screen. Once the walls are papered, 3/8-inch furring strips are added, and the siding and trim are attached to those strips. This allows the walls to breath which protects the wall voids from deterioration. This is important in terms of long-term protection. Rafael asked about water resistance of new products. Jed said the new products are not necessarily better than the older ones, but the air space is more effective. 30 lb. felt lasts as long as the newer products. What is of importance is how the water-resistant barrier is installed. He said he uses Weather Smart which is a breathable water-resistant barrier.

Gillian asked about the time frame for the work. Jed said that, depending on the time frame of the board's decision, he could start right away, or it would be mid-July. The project should take two to three weeks to complete. Rafael said the board's desire is to get the project done as soon as possible. Al asked what the difference in pricing would be between the top of the line window and the next step down. Jed said that Milguard makes three grades, and he prefers the Milguard Montecito model as it has better hardware, a higher wind rating and better insulation value, all of which are important in the coastal environment. He can send a brochure showing the differences in the three grades.

Jed summarized that he will add pricing for replacing all of the T1-11 and all of the windows and doors. Al asked what would the condition of the T1-11 in 20 years if it is OK now. Jed said the rainscreen they will add will allow the T1-11 to last a long time. The only advantage to taking all of the T1-11 off now is to be able to see the condition of all of the framing. He noted that the board can decide on that once all of the Hardie Plank is removed and the T1-11 is visible. He thought most of the lower floor T1-11 would need to be replaced, and the T1-11 under the upper floor windows as well, but not necessarily the T1-11 above the upper floor windows. Rafael liked the idea of being able to decide as we go. Jed said if they find that 75% of the wall is bad, take all of the T1-11 off. If only 30% is bad, replace it as needed. Either way the windows all have to be removed so they can be properly flashed when reinstalled because the flanges right now are under the T1-11. Rafael thanked Jed for his input, and Jed signed off the call at this point.

**Discussion:** All directors agreed that the windows and doors should all be replaced. Rafael preferred the better grade of windows. Rafael made a motion to approve the proposed scope of work including getting a bulk price on the windows and doors and then to decide what to do regarding the T1-11 once the Hardie Plank has been removed. The motion was seconded and passed without opposition. Lee said she will notify Jed that he has been selected to do the work. She noted there will likely be parking issues and cooperation from owners needed in that regard once the work commences.

#### **Building 66 Rear Decks:**

At Lee's request, Ground FX provided a bid to replace one deck at the 66 building with Azek decking which is a composite that is water sealed on all 4 sides. Trex is only sealed on 3 sides and not the bottom so it is not recommended in a wet climate like the coast. The bid provided was for a cost of

\$9,960.00. This is expensive. She thought getting other bids, including for treated wood decking, would be a good idea and noted the decks suffer from sitting too close to the ground and being overhung by tree branches which does not let the wood dry out and causes the paint on them now to peel. Lee said she will also ask Jed Jenson to provide a bid when he is working at North Shore. Scott said he talked to another contractor who will also provide a bid. He also spoke with Joe Lease, the Newport building inspector, about installing concrete. Joe said that drainage could be diverted to a drainage ditch on the street. Lee said channel drains could also divert drain water into the gutter/downspout drains which drain into the catch basins. Al said he talked to Stuart at Riptide Home Remodeling who has measured one of the 66 decks and will be providing a bid. He noted that 66A has only 1/2 of a deck, others are full decks. He also talked to Ken Brophy, now semi-retired, who said the existing concrete blocks on top of which the current decks sit could stay in place. Ken also recommended Azek decking. Directors will be able to present the pricing and options for deck replacement at the 66 building at the annual meeting and agreed that deck replacement may be postponed until later due to the priority of other projects.

**Other Business:**

Karen asked about the bad posts in the fence behind the 86 building. Lee said Jake Cook has been asked to take care of those.

**Next Board Meeting:**

The next board meeting will be held very soon to discuss window and door pricing when provided by Jed at Clearwater Construction. Another decision for either that board meeting or a subsequent one will be whether to replace all of the existing LP T1-11 siding with plywood once all of the Hardie Plank is removed.

**Annual Meeting:**

Rafael said the annual meeting will include a discussion of when to seal coat the asphalt and how to plan the siding replacement for the remainder of the 76 building and the 66 and 86 buildings. Karen asked Rafael to check when the reserve plan had recommended the replacement of windows and sliding glass doors. The board tentatively scheduled the annual meeting for July 25, 2020, subject to confirmation in June when more is known about the Covid-19 effect on meetings, space availability, etc.

**Adjournment:**

This meeting adjourned at 2:51 PM.

Lee Hardy  
May 16, 2020