

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Annual Meeting August 8, 2020
Via Conference Call

Members Present:

66A Elliott Black	85B Al Gilhuly
66F Mike & Rosa Hereford	85C Scott & Amber Mitchell
76B Ed & Joann Hallahan	86E Karen Eibner
76D Scott Nielsen	96D Peter Dunphy
76E Mari Kramer	96F Mark & Christine Brown
76F Richard Sumner	96G Ron Bowden
76G Gillian Pack	96H Rafael Miranda

Proxies Presented:

66C Cheryl Cornelison proxy to Board
86A Richard & Betty Otten proxy to Karen Eibner
86C Susan Rumbaugh proxy to Board
86F Barbara Lewis proxy to Karen Eibner
96A Reuben & Carla Johansen proxy to Board to establish quorum only

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 10:39 AM. Nineteen units were represented by phone or by proxy, constituting a quorum. Rafael verified those participating in the call.

Minutes of 2019 Annual Meeting:

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

Financial Report:

Lee reported that the operating account balance at the end of July totaled \$16,215.16, and the reserve account balance totaled \$100,159.33. One capital project is scheduled this year and that is the siding and window replacement on the south wall of the 76 building which is projected to cost over \$60,000.00. An owner had made a written request to do moisture testing on the 66 building. Lee said that will be scheduled later. She also noted that material costs have increased due to the covid-19 shut-downs and slow-downs, and this could impact the cost of the siding project.

Old Business:

Rafael said that moisture inspections had been done on the 96 and 76 buildings. He noted that on the website is a chart showing the maintenance history broken down by building, including last year's projects. It also lists a 5-year plan for future projects based on the reserve study that was done in 2018. He reviewed projected work to be done in 2021 which includes sealing the asphalt and 66 and 76 deck sealing. A decision regarding replacing the 66 and 76 decks is tabled for now. Al noted that, since the roof replacement and building painting that were performed in the last six years, this is the first year the reserve balance as reached \$100,000.00. A question was asked whether the window replacement on the 76 building would be an owner responsibility for cost or an HOA responsibility. The answer was that it is an HOA responsibility unless an owner or occupant breaks a window. Rafael said he is working on a more detailed spreadsheet that will detail reserve expenses. Karen noted that a chipmunk had made its way under her unit and asked if there is anyone who can trap them. Lee said she would check.

New Business:

Election of Directors: Rafael opened the floor to nominations and volunteers for the positions of five directors. He reviewed the role of the board and its responsibilities. Gillian, Scott, Al, Karen and Rafael all volunteered. Scott said

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he would withdraw is someone else wanted to volunteer. Christine Brown volunteered, and Scott withdrew. Peter Dunphy made a motion to elect all five volunteers. Elliott Black seconded the motion. The motion passed without opposition.

Adjournment:

The annual meeting adjourned at 11:07 AM.

BOARD MEETING FOLLOWING ANNUAL MEETING

Directors Present:

Rafael Miranda Gillian Pack Al Gilhuly Karen Eibner Christine Brown

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order:

The board meeting was called to order at 11:08 AM. All directors were present, constituting a quorum.

Election of Officers:

Chris nominated Rafael for chairman. The nomination was seconded. A vote was held, and Rafael was elected to be chairman.

Karen was nominated for vice-chairman. The nomination was seconded. A vote was taken, and Karen was elected to be vice-chairman.

Gillian was nominated for secretary. The nomination was seconded. A vote was taken, and Gillian was elected to be secretary.

Lee was nominated to be treasurer. The nomination was seconded. A vote was taken, and Lee was elected to be treasurer.

Other Business:

Karen asked why Ground FX does not blow the mulch at the entrance. Al said they have done that once or twice.

Al said he took care of the tree blocking 66D's secondary parking on the west side of the 76 building, Ground FX trimmed it. Karen said now a shrub needs to be trimmed.

Christine said there used to be a mirror on the west side of Oceanview Dr. at the entrance to NW33rd St. Lee said the city took the mirror down. One director said the city considered the mirror a distraction for drivers. Directors present discussed ways to address the current egress hazard.

Next Board Meeting:

The next board meeting is scheduled for Saturday, October 17, 2020 at 1:30 PM.

Adjournment:

This meeting adjourned at 11:24 AM.

Lee Hardy, August 9, 2020