

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Special Board Meeting September 25, 2020
5:15 PM, Via Conference Call

Directors Present:

Al Gilhuly Karen Eibner Gillian Pack Christine Brown Rafael Miranda

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Purpose of Meeting:

The purpose of this meeting was to consider an additional proposal from Clearwater Construction to power wash and stain the decks on the 76 building while the fencing was still down due to the siding replacement and to clarify the responsibility for interior painting once the new slider doors and interior trim were installed.

Discussion:

The proposal submitted by Clearwater to stain the decks includes both the rear decks and front entry porches, and the estimated cost is \$3,450.00. Christine asked how long the stain would last. Al and Rafael agreed that the work would last 2 to 3 years before having to be redone based on prior experience. Rafael said he felt the price to be reasonable.

A motion was made, seconded and passed to approve the proposal. Karen asked if there would be a discussion regarding replacing the decks. Lee said that discussion will be continued. Rafael said the board will be looking at the budget and the impact on the reserve account. The 66 building decks are more vulnerable as they sit closer to the soil.

Lee explained why Clearwater would have difficulty doing the final interior touch up painting due to the likely variety of paint quality and color. Rafael suggested the HOA could provide the labor. The sheetrock repair will be done and the new pre-primed trim would be installed. So, the only task remaining would be the final paint touch up. Gillian expressed concern that, if the HOA paid for the interior painting, it might establish a precedent. Al agreed and noted different paint colors would be needed. A motion was made to go forward with the contractor installing sheetrock and pre-primed interior trim and then require the unit owners to finish the interior of their units with a paint of their own choosing at their own expense. The motion was seconded and passed without opposition.

Adjournment:

This meeting adjourned at 5:35 PM.

Lee Hardy
September 26, 2020