

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting Oct. 17, 2020
1:30 PM, Via Conference Call

Directors Present:

Al Gilhuly

Gillian Pack

Rafael Miranda

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 1:32 PM. Three of five directors were present, constituting a quorum.

Minutes of August 8, 2020 Regular Board Meeting & September 25, 2020 Special Board Meeting:

A motion was made, seconded and passed to approve the minutes of the August 8th and September 25th board meetings as written.

Financial Report:

Lee reported that the operating account balance as of Sept. 30, 2020 totaled \$16,815.00, and the reserve account balance totaled \$110,635.00. She said she had not yet received a bill from Clearwater Construction for the work on the 76 building but had been told it would come in around 71,000.00. She said the destructive testing on the 66 building may be billed separately and would be in addition to the bill for the 76 building. The board authorized Lee to pay the billing when received.

76 Building Siding Project and Deck Staining Status:

It was reported that re-staining the 76 decks did not work. Gillian said the contractor touched up the stain yesterday (Friday) and it looks better. Al said Jed told him the stain did not adhere properly as the decking was likely not completely dry when the stain was applied.

The siding replacement was completed, and now the unit owners will have to do their own interior painting around the new windows and slider doors. Al asked Gillian if she felt her unit was paint ready on the inside. She said there were 2 or 3 spots where the texture could use touching up, but otherwise it was OK and she could live with it.

Regarding the destructive testing on the south wall of the 66 building, Al said Jed told him the windows could be removed and reframed out a little further to allow for proper flashing to prevent water intrusion. The cost estimate was about \$500.00 per window for 14 windows. Rafael said this cost could be built into the 2021 reserve budget. Al said Jed offered to provide two new bids for deck options: one for deck replacement and one for totally refinishing the decks with a better stain.

76 Building Mold Detection and Action on Unit in a Pending Sale:

Active mold was confirmed as being present in the attic of 76E which has a pending sale. The mitigation bid is \$3200.00, and this needs to be done. Rafael noted the mold may have originated before the roof was replaced several years ago and that other units may have mold in the attics as well. He thought that during the peak rainy season, other units could be evaluated to make sure there are no current active leaks. Gillian said that old mold was discovered in her unit when she bought it, but the insulation was dry. Lee noted that some exhaust fans could vent into the attics rather than out through the roofs and create a humid atmosphere. Al thought that Coast Disaster Master could provide a cost to inspect other attics when they are here to deal with the attic in 76E. Depending on the results, the abatement, if necessary, can be built into the 2021 budget during the January board meeting. Rafael made a motion to approve the \$3200.00 proposal for mold mitigation/abatement for 76E. The motion was seconded and

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

Board Meeting Oct. 17, 2020

1:30 PM, Via Conference Call

passed. Lee noted the attic insulation will have to be replaced in 76E after the mold mitigation, and that would be an additional cost not bid yet.

Next Board Meeting:

The next board meeting is scheduled for Saturday, January 16, 2021 and will be held via conference call. The agenda will include discussions regarding the decks, re-installing 14 windows on the south side of the 66 building, mold inspection for other attics and asphalt sealing.

Adjournment:

A motion was made, seconded and passed to adjourn this meeting at 1:59 PM.

Lee Hardy
October 17, 2020