

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**Board Meeting Jan. 16, 2021**  
**1:30 PM, Via Conference Call**

**Directors Present:**

Rafael Miranda    Al Gilhuly    Karen Eibner    Gillian Pack    Christine Brown

**Others Present:**

Elliott Black    Lisa Davies    Amber & Scott Mitchell    Carol & Rich Sumner  
Ron Bowden    Mike & Rosie Hereford

Lee Hardy, Yaquina Bay Property Management, Inc.

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

Rafael called the meeting to order at 1:31 PM. All directors were present, constituting a quorum.

**Minutes of Oct. 17, 2020 Board Meeting:**

A motion was made, seconded and passed to approve the minutes of the Oct. 17, 2020 board meeting as written.

**Financial Report:**

Lee reported that as of Dec. 31, 2020, the operating account balance totaled \$15,098.00 and the reserve account balance totaled \$31,319.00. Last year \$23,625.00 was spent out of reserves to do mold remediation and insulation replacement in the attics of 3 76 building units and 1 66 building unit. The average cost per unit was just under \$6,000.00 each. There are 10 more units in those buildings that have not been inspected yet for mold. Other reserve expenses included \$80,388.00 for repairs to the south walls of the 76 building and \$2,725.00 for fencing and deck repairs.

**Old Business:**

**Mold:** Rafael noted the discovery of the mold in unit 66 and 76 attics occurred during inspections related to the sale of the units. It was reported that the mold has likely been there since the buildings were constructed and resulted from the use of wet building materials. He was told there were 10 more units in those buildings that should be checked. Lee noted the cost to inspect would likely be around \$140.00 per unit. A motion was made to proceed with the inspection of the other 10 units and then evaluate the results of the inspection to plan a way to go forward with remediation as called for. Funding levels need to be considered as remediation of all 10 units could cost around \$60,000.00 which is more than is available hand now. Reserves accrue at the rate of about \$5200.00 per month through normal dues collection. The motion was seconded and passed without opposition. Lee said she will need contact information for tenants in units that are rented in order to set up the inspections. She has contact information for the unit owners.

**Other Old Business:** The fence at 96G has been rebuilt. Gillian noted the tree blocking parking at the end of the 76 building looks like it has been pruned. This was discussed under new business.

**New Business:**

**Request from Unit 96B Owner to Add Fencing:** Lisa Davies said she wants to build a fence in front of her unit for the benefit of containing her dog as well as for privacy. The fence would be about 10 feet long and 4 feet high with a gate. Karen asked if it would look uniform in comparison with other fencing. Lisa said it would. Directors commented the uniform appearance would be important. Rafael said a drawing would be needed. A motion was made to approve the request to add the fence and gate at the

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unit owner's cost as long as it was comparable with the neighboring fence in terms of height and color. The motion was seconded and passed without opposition.

**Request from Unit 76F Owner to Increase Crime Insurance Coverage to Facilitate a Sale:**

The lender for a potential buyer for 76F asked for an increase in the HOA crime coverage policy in order to enable Fannie Mae funding for a loan to purchase the unit. The increase would be in the amount of \$44.00, and the owner of 76F has offered to pay the additional cost. Carol Sumner, the owner, said the lender uses the formula that calculates the dues for all units over a period of 3 months. The current coverage limit is \$10,000.00, and the new coverage would increase to \$29,280.00. She said this would make North Shore units financeable through Fannie Mae and could facilitate more sales. The coverage is in place to protect HOA funds. Karen asked if the HOA needed to continue this increased coverage through the life of the loan. That is not required, just coverage for the year is needed. Rafael asked the directors present if they wanted to authorize this on a one-time basis. A motion was made, seconded and passed to authorize the Sumner's to reimburse the HOA for this one-time increase in the amount of \$44.00 and to authorize Rafael to order the additional coverage as soon as possible in the coming week.

**Request from Unit 86F Owner to Add Fencing to Preclude Ivy Growth:** Karen described the short fence extension that the owner is requesting to block ivy growth. It would match existing fencing. Al and Rafael agreed with the idea. Karen asked and was told the owner would pay for the additional fencing herself. A motion was made, seconded and passed to approve the request for the additional fencing to be paid for by the unit owner.

**Tree in Front of 76 Building that Blocks Parking:** Al noted that the tree should not have been planted there. Karen agreed and said that pruning it would have a negative impact on the appearance of the tree. A motion was made, seconded and passed to authorize the removal of the tree at a cost of not more than \$200.00 since it is a small tree.

**Other New Business:** Christine asked about funding for major projects and how that was done. Lee said the budget for that is reviewed every year. Rafael has been working on a spreadsheet that details past projects and future needs. He will update it and add it to the website in the next couple of weeks or so. Al noted roofs on the all of the buildings have been replaced in the last seven to ten years. Christine asked about exterior painting. Karen said that is done every ten years.

Al asked about asphalt repair and re-sealing the asphalt. Rafael said that, because of the unknown financial impact of the mold remediation, he would like to hold off on consideration of asphalt repair and sealing until after the mold evaluation.

**Next Meeting:**

The next regular board meeting is scheduled for Saturday, March 20, 2021 at 1:30 PM. At that meeting there will be discussion of the results of the mold evaluation and the possibility of asphalt work. Also, the annual meeting date will be set during that board meeting.

**Adjournment:**

Rafael thanked everyone who participated in this meeting, and the meeting adjourned at 2:31 PM.

Lee Hardy  
January 16, 2021