

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

Board Meeting March 20, 2021

1:30 PM, Via Conference Call

Directors Present:

Al Gilhuly Rafael Miranda Gillian Pack Karen Eibner Christine Brown

Others Present:

Scott & Amber Mitchell

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.

Financial Report:

Lee reported that the operating account balance as of Feb. 28, 2021 totaled \$16,794.96, and the reserve account balance totaled \$46,478.31. Rafael provided a summary of reserve projects completed in years past and anticipated this year.

Old Business:

Mold Abatement for 76A, B, G: The attic mold abatement has been costing \$3200.00 per unit plus the cost of new insulation. There are three units left to do in the 76 building: units A, B and G at an estimated total cost of \$9600.00 plus insulation. The 66 building has yet to be inspected except for unit 66G which was done already. The inspections should run about \$129.00-\$140.00 per unit. Rafael noted the mold mitigation was already approved for 76A, B and G. The re-insulation has to be approved. A motion was made, seconded and passed to approve the replacement of attic insulation in units 76A, B and G after the mold abatement is performed. A motion was made, seconded and passed to inspect the remaining attics in the 66 building.

Update Bid for Dry Rot in 66 Building: Lee said she has asked for an updated proposal to deal with siding issues and potential dry rot in the 66 building. Clearwater's Jed Jensen told her their findings did not include much dry rot, mainly lack of flashing around windows. Once they get started with adding flashing to the windows, they may find dry rot. But nothing like what was found in the south wall of the 76 building was evident where they did limited destructive testing on the 66 building.

New Business:

Asphalt Sealing: Gillian noted that cracks are appearing in areas of the asphalt. Lee will contact contractors and Al said he would be willing to meet them onsite to get a bid or two.

66 Deck Issues: Al said a bid to stain the 66 decks is needed. Lee said she would ask Clearwater for an estimate.

Next Board Meeting:

The next board meeting will be held to consider the mold and dry rot issues in the 66 building. It is scheduled for 1:30 PM May 15, 2021 and will be held via conference call.

The annual meeting date will be scheduled at the May board meeting.

Adjournment:

This meeting adjourned at 1:58 PM.

Lee Hardy
March 25, 2021