

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Emergency Meeting April 23, 2021
5:15 PM Via Conference Call

Directors Present:

Al Gilhuly Karen Eibner Gillian Pack Rafael Miranda Christine Brown

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 5:15 PM. Four of five directors were present, constituting a quorum.

Purpose of Meeting:

The purpose of this meeting was to consider mold abatement in the 66 building and discuss the funding requirements for that treatment.

Discussion:

Lee said that, starting in 2020, the HOA has paid out about 31,500.00 for mold abatement and attic re-insulation in 76A,B,D,E,F,G and 66G. 76C is pending due to difficulty contacting the occupant. Five units in the 66 building are ready to be done and will cost about \$27,000.00. The HOA receives an average of about \$5,000.00 per month in reserves, the amount out of which the cost will be paid. Current reserves on hand total \$52,304.71.

Al made a motion to approve the mold abatement and re-insulation of the attics in 66A,B,C,D & E now and in 76C when contact with the occupants can be made. The anticipated cost will be about \$30,000.00. The motion was seconded. Discussion included an emphasis on trying to contact the occupants in 76C and one unit in the 66 building. A vote was taken, and the motion passed without opposition.

Other:

Al noted there was a van parked in guest parking that had been there for months with apparently expired registration. One director thought it might belong to the tenant in 76B. Lee said she would check. Rafael reviewed the parking rules that were adopted in 2011 and noted that, after notice, the vehicle could be towed. Al said he would check around to try to determine the owner and contact that person.

Adjournment:

The meeting adjourned at 5:36 PM.

Lee Hardy
April 24, 2021