

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting October 23, 2021
1:30 PM, Via Conference Call

Directors Present:

Rafael Miranda Gillian Pack Al Gilhuly Joan McCabe Karen Eibner

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 1:33 PM. All directors were present, constituting a quorum.

Election of Directors Results:

Lee reported that 18 ballots were received which means a quorum of the membership voted. The vote tally per nominee was: Rafael, Al and Gillian each got 18 votes. Karen got 15 votes. Christine got 9 votes. Jean got 11 votes. Rafael, Al, Gillian, Karen, and Jean were elected to the board.

Election of Officers:

Nominations for chairman, vice chairman and secretary/treasurer were opened. Rafael was nominated as chairman. The nomination was seconded and directors present voted to elect him to the position of chairman. Karen was nominated to be vice chairman. The nomination was seconded and directors present voted to elect her to the position of vice chairman. Gillian was nominated for secretary/treasurer. The nomination was seconded and directors present elected her to the position of secretary/treasurer.

Minutes:

A motion was made, seconded and passed to approve the minutes of the May 15, 2021 board meeting as written.

Financial Report:

Lee reported that the operating account balance as of Sept. 30, 2021 totaled \$23,478.00 and the reserve account balance totaled \$34,709.00. Since Sept. 30th \$5,325.00 has been spent on finishing the attic insulation in one 66 building unit (\$400.00) and remediating rodent damage and replacing insulation in the crawlspace of 76C (\$4,925.00). Expenditures for correcting attic mold including re-insulation have totaled \$62,100.00 in 2020 and 2021.

Crawl Space Rodent Damage:

Al suggested getting a second bid for rodent damage to the crawlspaces in order to exercise due diligence. Lee noted that other providers such as Servicemaster and Servpro would be more expensive and slower to respond as they are not based locally. Disaster Master is a local company with employees who have worked for either Servicemaster or Servpro before. She said that foundation vent deterioration has contributed to the rodent contamination, and this has to be corrected after a full inspection is done. The inspection will require access through units on both sides of 76C because the plumbing access points to that crawlspace have been sealed off. Rafael suggested waiting to schedule a board discussion until the 76 building crawlspaces have been fully evaluated. Asphalt repair can also be discussed at that time. A motion was made to complete the evaluation of the 76 building crawlspaces and identify access points and damage and then schedule a board meeting. The motion was seconded and passed.

Rafael reminded directors present of the potential damages in the 66 building due to bad or missing flashing. Clearwater had inspected that building and found much less damage than was found in the south wall of the 76 building. Rafael suggested the board see what future expenses look like at the next board meeting and determine if more investigation of the 66 building siding is desired.

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New Business:

Gillian noted another shrub is dying on the west side of the 66 building. Karen noted a conifer appears to be dying to the west at Baywood Manor. The question was asked whether there may be some underground condition that is causing this. Rafael said they could prune or remove the dying shrub and perhaps plant a new one.

Next Board Meeting:

The next board meeting will be scheduled when the results of the crawlspace inspection are received.

Adjournment:

This meeting adjourned at 2:05 PM.

Lee Hardy
October 24, 2021