

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting January 22, 2022
1:30 PM, Via Conference Call

Directors Present:

Al Gilhuly Rafael Miranda Karne Eibner Gillian Pack

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

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

Minutes of Dec. 11, 2021 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the Dec. 11, 2021 board meeting as written.

Financial Report:

Lee reported that, as of this day, the operating account balance totaled about \$24,315.00 and the reserve account balance totaled \$46,715.00. Al asked if all work completed to date has been paid for in full. Lee said it has been paid for.

Old Business:

Crawlspace Rodent Contamination: Lee said she will get an update on the bid from Disaster Master to remediate the rodent contamination in the crawlspaces of 76A, B, D and F, the vent screen repair and replacement of the vapor barrier. The replacement of insulation will be done at a later date per the motion passed at the last meeting. That motion specified a spending limit of \$33,000.00 for the remediation. Gillian said that Elliott Black in 66A reported that he had rodents in his crawlspace. Lee suggested that Disaster Master can examine that crawlspace when doing the remediation in the 76 building. Al thought the vent screens should be done very soon to prevent further rodent intrusion. He asked if Disaster Master does the vapor barrier installation. Lee said no, that was done by another contractor. It was agreed to try to get the remediation, vent repair and vapor barrier replacement done as soon as possible. The insulation replacement can wait. Pricing on the project will be updated prior to start of work and made need a special meeting to approve it if pricing is higher than quoted last fall.

Asphalt Treatment: Lee said she has not had time to get a bid yet on the seal coat for the asphalt. She provided the name of the company she would ask. Al said he would contact them for a bid.

New Business:

Fencing: Lee provide directors present with a proposal for repairs to the rear fence at 96B. The amount estimate was \$2,000.00. Rafael and Al said they met with the owner of 96B and looked at the fence and found that only the top part of a post was rotten. They did not feel the entire post needed replacement and recommended that the top be repaired and possibly capped instead. They agreed to do the work themselves rather than hire a contractor, and the HOA can cover the cost of materials. A motion was made, seconded and passed to authorize Rafael and Al to repair that post and be reimbursed for the cost of materials. Lee recommended that they look at all of the fencing in the complex with a contractor to evaluate what needed to be replaced due to age and dry rot. The recent windstorm blew down several small areas of fencing which have been repaired. But some of the fencing is very old and may need replacement soon.

Other: It was noted that the last storm caused a lot of debris to fall onto the roofs and into the gutters. A motion was made, seconded and passed to have the gutters and roofs cleaned soon. They are typically done quarterly, and the last time was December prior to the storms we have recently experienced.

Next Meeting:

The next board meeting is scheduled for 1:30 PM Saturday, April 23, 2022. It will be held via conference call. **DIAL 1-800-261-0546. WHEN PROMPTED, ENTER 2784153#.**

Adjournment:

This meeting adjourned at 2:04 PM.

Lee Hardy
January 22, 2022