

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Special Board Meeting Feb. 21, 2022
5:15 PM Via Conference Call

Directors Present:

Gillian Pack Rafael Miranda Joan McCabe Al Gilhuly Karen Eibner

Others Present:

Patrick Hester Sandy & Mike Wilson

Lee Hardy, Yaquina Bay Property Management, Inc.

Call to Order/Establishment of a Quorum:

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

Minutes of Jan. 22, 2022 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the Jan. 22, 2022 board meeting as written.

Financial Report:

Lee reported that, as of Jan. 31, 2022, the reserve account balance totaled \$45,932.95 and the operating account balance totaled \$31,911.00. The crawlspace remediation for rodent contamination in the 76 building cost an average of \$5,000.00 per unit in January of this year. 76A was not done, and 76C was done in 2020. Crawlspace remediation in the 66 building is expected to cost about the same plus the cost of replacing worn out vent screens. There is some surplus in the operating account if needed to cover the remediation and re-insulation in the 66 building.

Rodent Infestation:

Rafael noted that the vent screen replacement can be done prior to remediation. Al said Killers Pest Management had quoted \$850.00 to \$900.00 for vent screen replacement for both 66 and 76 buildings. He said he will check in with the occupants of the 66 building to advise them that Killers will be onsite Tuesday, Feb. 22 (tomorrow) to do vent screen replacement in both buildings. Traps can be set after the vent screens are done to catch any new rodents in the crawlspaces. Gillian volunteered to help with the notification of occupants tonight at 7:30 PM. Al made a motion to approve the \$900.00 estimated cost for vent screens in both the 66 and 76 buildings. The motion was seconded and passed.

Rafael said that the degree of infestation in the 76 building needs to be determined before scheduling re-insulation of the crawl spaces. Al said Killers will provide that information. Based on that assessment, the need to have Disaster Master proceed with the 66 building can be determined. Rafael said it will cost about \$2000.00 per unit to re-insulate the crawlspaces. He moved to approve \$12,000.00 to \$15,000.00 to pay for that re-insulation. The motion was seconded and passed. If re-insulation of the 66 crawlspaces is needed, when should that be done given the cash resources on hand? Al suggested it would not have to be done for a couple of months until the cash is available.

Directors present discussed having another board meeting in 2 or 3 weeks. **The next board meeting will be held at 5:15 PM, March 7, 2022 via conference call. To join the call, DIAL 1-800-261-0546. WHEN PROMPTED, ENTER 2784153#.**

Other Issues:

Lee noted that 96F reported mold on a bedroom ceiling that may or may not be roof related. She is arranging for infrared testing to determine the cause.

Karen asked how other owners can check for rodent infestation in their units. Rafael said he can put a note on the website for owners to check.

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Lee said that the roofs and gutters are being cleaned and that should be completed tomorrow. Lots of debris fell during a recent storm.

Adjournment:

This meeting adjourned at 5:46 PM.

Lee Hardy
Feb. 26, 2022