

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

Board Meeting March 7, 2022

5:15 PM, Via Conference Call

Directors Present:

Karen Eibner Gillian Pack Joan McCabe Rafael Miranda

Others Present:

Elliott Black Susan Cooper

Lee Hardy, Yaquina Bay Property Management, Inc.

Minutes of Feb. 12, 2022 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the Feb. 12, 2022 board meeting as written.

Financial Report:

Lee reported that, as of Feb. 28, the operating account balance totaled \$34,973.22 and the reserve account balance totaled \$34,970.25. Reserve funds will be used to pay for finishing remediation in 76A and the 66 building. She said there is another common area problem that needs to be addressed as well in addition to the rodent issue.

Crawlspace Decontamination and Remediation:

Killers Pest Control has replaced vent screens in the 66 building and set traps to catch any rodents in the crawlspaces there. The traps will be checked in a few days. Rafael described the efforts on the part of Killers to replace the vent screens, noting that a contractor was required to assist for some units to remove deck boards for access to the screens. Some vents were closed off with concrete as the deck boards could not be removed to facilitate screen replacement which would have meant removing entire decks. In those cases sufficient ventilation was provided by other accessible screens. The next step will be decontamination and remediation of the crawlspaces. Lee asked that Killers identify the crawlspaces that are contaminated in the event that not all are contaminated.

Rafael made a motion to approve decontamination for 76A and the 66 building once it has been determined which, if not all, units have contaminated crawlspaces. He asked what the other problem was that Lee referred to. She said there is a roof leak over 96F that appears to be caused by nails that were placed through shingles but not overlapped by other shingles. This is causing mold in the ceiling of a bedroom in 96F. Lee is waiting for a report on how to correct this.

Directors and members present discussed the steps going forward regarding rodent contamination. First, Killers will remove their traps. Lee said Disaster Master does not advise removing the vapor barrier until the ground is dryer so the decontamination, insulation and vapor barrier removal will need to wait a while. Rafael said that the re-installation of new vapor barrier and insulation can wait until later this year, perhaps until late spring or early summer.

Rafael's first motion died for lack of a second. He made a motion to wait for a report on the roof but pre-approve up to \$10,000.00 for a repair to the roof. This motion was seconded and passed.

When Killers' report on the traps is received, Disaster Master will be contacted to see when they can proceed. A board meeting can be held to approve this step. Karen suggested adding information to the HOA website to have owners check their vents for damage. Rafael said this can be added as a topic for the annual meeting. The 96 buildings are built on slap and do not have foundation vents.

Next Meeting:

The next meeting is scheduled for 5:15 PM, Wed. Apr. 6, 2022 to be held via conference call. To participate, **DIAL 1-800-261-0546. WHEN PROMPTED, ENTER 2784153#.**

Adjournment:

This meeting adjourned at 5:57 PM.

Lee Hardy, March 10, 2022