

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION
Board Meeting April 6, 2022
5:15 PM, Via Conference Call

Directors Present:

Al Gilhuly Gillian Pack Rafael Miranda 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 5:15 PM. All directors were present, constituting a quorum.

Minutes of March 7, 2022 Board Meeting:

A motion was made, seconded and passed to approve the minutes of the March 7, 2022 board meeting as written.

Financial Report:

Lee reported that the operating account balance as of March 31, 2022 totaled \$32,794.44 and the reserve account balance totaled \$36,943.40. Since March, \$3000.00 in reserves have been spent on remediation of the crawlspace at unit 76A. Directors present discussed expenses for vent screen access and replacement for the 66 building. Deck boards had to be removed and replaced to access some of those screens, but all bad screens have been replaced.

Crawlspace Rodent Contamination in the 66 Building:

Rafael noted that remediation is needed in all of the 66 building units which includes removing the vapor barriers and insulation and treating the urine and feces contamination. Al reported that Killers Pest Control said 66A and B are really bad and that the amount of contamination decreases from those units going east. But all vapor barriers have to be removed. Remediation will cost \$3000.00 per unit for a total of \$21,000.00 for the building.

A tally of the 76 building units that need new insulation is needed so that expense can be planned for.

Rafael made a motion to go forward with the remediation at the 66 building at a cost of \$3,000.00 per unit. The motion was seconded and passed. He recommended setting up a meeting when the remediation is completed to plan for re-insulating the 76 and 66 building crawlspaces with the goal of finishing the work by early fall. Disaster Master will be instructed to start remediation with 66A and B.

Al said the vent screens in the 85 building look good. Rafael noted that the 96 buildings are built on slab and do not have foundation vents. Karen said the 86 building does have screened foundation vents. Al said he would look at those to check their condition.

Next Board Meeting:

The next board meeting is scheduled for Wednesday, June 1, 2022 at 5:15 PM. It will be held via conference call. **To access the meeting dial 1-800-261-0546. When prompted enter 2784153#.**

Adjournment:

This meeting adjourned at 5:34 PM.

Lee Hardy
April 10, 2022