

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**Board Meeting June 1, 2022**  
**5:15 PM, Via Conference Call**

**Directors Present:**

Rafael Miranda Al Gilhuly Joan McCabe Karen Eibner Gillian Pack (late)

**Others Present:**

Joaquin Salazar & Kristen McKinnon

Lee Hardy, Yaquina Bay Property Management, Inc.

**Call to Order/Establishment of a Quorum:**

Rafael called the meeting to order at 5:16 PM. A quorum of directors was present.

**Minutes of April 6, 2022 Board Meeting:**

A motion was made, seconded and passed to approve the minutes of the April 6, 2020 board meeting as written.

**Financial Report:**

Lee reported that the current balance of the operating account was \$34,505.80 and that the current balance of the reserve account was \$29,266.77. She said that the HOA accrues between \$5000.00 and \$5400.00 in reserves per month. All outstanding bills to date have been paid. She said she thought the crawlspaces of the 76 building have been done, but this needs to be verified. Remediation of the rodent contamination in the crawlspaces including vapor barrier and insulation removal costs \$3000.00 per unit. The re-insulation of those crawlspaces costs \$2000.00 per unit. In the 66 building 6 crawlspaces have had the remediation. One remains to be done. Re-insulation of those units will cost \$10,000.00 since one unit was completed during a sale in the past. The 7<sup>th</sup> crawlspace will cost another \$5,000.00 to remediate and reinsulate. So there is about \$15,000.00 left to spend on the 66 crawlspaces.

Rafael discussed Joaquin's recommendation to block air flow between the units in the crawlspaces to prevent rodent intrusion using steel wool and spray foam. Al asked what that cost would be, and Joaquin said he has not talked to a contractor yet. It was suggested that Jake Cook talk to Joaquin about that idea. Al made a motion to cap the cost of blocking the foundation holes at \$1,000.00. Joan said she preferred a \$3,000.00 cap. Joaquin reviewed vendor pricing on steel wool and spray foam and said he thought the cost would add about \$250.00 to \$300.00 to the cost of reinsulating. So he estimated a cost of \$18,000.00 to finish the 66 building. The schedule for the work is not known yet, but it could take 2 to 3 months. Joaquin said it would be best to finish the work this summer during dryer weather. A motion was made to approve up to \$15,000.00 for insulation replacement in 6 units including blocking the foundations with steel wool and spray foam plus \$3000.00 for the decontamination of 66E. The motion was seconded and passed.

**Other Business:**

**Decks on 66 Building:** Joan asked what the HOA was planning to do for deck replacement on the 66 building and when. Rafael agreed something needs to be done. A decision is still needed regarding what to do with the rear decks at 66. The front decks need power washing and re-staining. This topic can be covered at the next meeting for budgeting and scheduling. Joaquin noted his deck is dangerously slippery when wet. He said he can power wash and stain his deck using a polyurethane product like what is used on fishing boats. This would last 2 years or so. He said he is willing to do decks for others as well. Joan noted a clear coat won't cover the old stain that does not wash off. Joaquin said he would research the clear coat for impact on not quite dry decking. Karen asked if the decking could be raised higher off the ground. Joaquin said his can be raised only a few inches but that would not make much difference in keeping the deck dryer. He discussed the difficulties created by the high water table and drainage.

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**Board Meeting June 1, 2022**  
**5:15 PM, Via Conference Call**

**Rodents at the 86 Building:** Al said that Killers Pest Control looked at 86A, B, C & D, and all need remediation for rodent contamination. Traps were set. In a month or so full remediation will be needed for those 4 units.

**85 Building Rear Decks:** Al said some units at the 85 building had glass railing to block the wind. The owner of 85A, Charlotte, wants approval to add 6 glass panels to her deck rail at her cost. This would be adding, not replacing, glass. Al made a motion to approve the addition of the glass panels to the rear deck railing on 85A as wind breaks at the owner's expense. The motion was seconded and passed.

**Annual Meeting:**

The annual meeting is scheduled for 1:30 PM, July 9, 2022. It will be held at the Newport Recreation Center.

**Adjournment:**

This meeting adjourned at 6:11 PM.

Lee Hardy  
June 4, 2022