

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**Board Meeting June 15, 2022**  
**7:00 PM, Via Conference Call**

**Directors Present:**

Rafael Miranda Al Gilhuly Joan McCabe Karen Eibner Gillian Pack

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

Rafael called the meeting to order at 7:00 PM. A quorum of directors was present.

**Emergency Meeting Summary:**

An emergency meeting was called due to the sudden death of our Property Management owner Lee Hardy on June 8. Lee handled everything herself and no one in her office was trained or had knowledge of handling HOA business. The office has been closed and is expected to open in 2 weeks..

**Yaquina Bay Contract:**

Our HOA needs to notify Yaquina Bay Property Management by email and in writing that we are giving 30 days' notice to cancel our contract. A motion was put forth to terminate our contract with Yaquina Bay Property Management and to give a 30 day notice. Motion was seconded and passed

**Bank Accounts:**

We have access to the Bank of the West checks for our Reserve and Operating Expenses checking accounts. The HOA will be adding Al and Gillian signatures to the account on June 17. The HOA checking books can be retrieved from Yaquina Bay Property Management office once we send the 30 days' notice and they are open for business.

**Property Management Company Replacement:**

There are no Lincoln County Property Management Companies that represent HOA's. We are in the process of getting a replacement Company out of Corvallis or Albany. We should have enough information regarding a replacement company by the end of next week and will hold another meeting to discuss this further at that time

**Bills Due:**

We have contacted all the companies hired by us and will be able to pay them once we have access to our checks. We will wait until we are managed by a new company to pay any bills as they will be handling our accounting.

**Rodents at the 66, 76 and 86 Buildings :**

We will delay work on this work until we have access to our checks and can continue with the work outlined in our June 1<sup>st</sup> meeting.

**Treasurer Position:**

Lee was assigned as the HOA's Treasurer and we need a board member to replace her. Gillian Pack at 76G has offered to be our treasurer until a new one can be elected. A motion that we have Gillian Pack as our treasurer was brought forward seconded and passed. All HOA checks must be made out to Northshore Terrace and will be sent to Gillian until further notice.

**Annual Meeting Rescheduled:**

We will need to re-schedule the Annual meeting until we hire the new replacement Property Management Company

**Communication to Owners, next meeting:**

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**

**Board Meeting June 15, 2022**

**7:00 PM, Via Conference Call**

The board will notify owners of a meeting in two or three weeks to notify them of these changes. The meeting will be held once we have received verification of 30 days' notice and documents held by Yaquina Bay Property Management.