

NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION

**Board Meeting July 10 2022
9:00 AM at 76 NW 33rd Place Unit G**

Directors Present:

Rafael Miranda , Al Gilhuly, Joan McCabe, Karen Eibner , Gillian Pack

Others Present:

76E Blom, 87B Simpson, 66A Black, 76C Hester, 96H Bowden, 96F Brown

Call to Order/Establishment of a Quorum:

Rafael called the meeting to order at 9:00 AM. A quorum of directors was present.

Minutes of June 1, 2022 and June 15, 2022 Board Meetings:

The minutes from the June 1 board meeting and the June 15 emergency board meeting were approved as written.

Cancellation Contract with Yaquina Bay Property Management and Transition Plans:

President's report: Woody Ouderkirk, a property manager, has temporarily taken over the management of Yaquina Bay Management.

Northshore Terrace Documents: Documents were received at the end of June from Yaquina Bay Management including checks and deposit slips. Only North Shore Terrace board members can write checks at this time. Tax and attorney records and ledgers have also been turned over to the Board.

Treasurer's report: Gillian reported that as of July 9, 2022 our Operating Expenses checking account has a balance of \$32,959.45 and our Money Market Reserves checking account balance is \$ 29,267.

June Checks: The last financial statement received from Yaquina Bay Mgmt. was dated May 28. It was customary for Lee Hardy to deposit checks into a Yaquina Bay bank account from which she paid various bills. At the end of the month she would transfer the remainder into the North Shore Terrace account. At this time the Yaquina Bay account has been frozen while the estate goes through probate. Yaquina Bay Property Management needs approval from the State of Oregon and the Oregon Real Estate Department to authorize Woody as the new manager to access any funds held by Yaquina Bay Property Management and access to the June 2022 computer records.

Any dues received and deposited prior to Lee's death (June 9) are in limbo. There are 24 owners for which there is no account of June dues being paid. The board will notify the 24 owners to verify if their check was cashed between May 29 and June 10. If cashed they will not be asked to repay. As proof of payment, owners can send a copy via email to hoa@northshoreterrace.com of their June statement with sensitive account information removed and only the June dues payment highlighted, or an image of the cashed check from online banking.

Lost funds are expected to be turned over to North Shore Terrace once probate clears or through the HOA Liberty Mutual Insurance policy.

New board member added: Christine Brown (96 F) was approved to join the Board. She will assist Gillian Pack (76G) with the duties of treasurer and bookkeeping. Gillian will continue to receive monthly dues.

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Payment of dues: All checks from now on should be made to North Shore Terrace Association and mailed to Gillian Pack, 76 NW 33rd Pl Unit G

Transition to new Management Company: Willamette Community Management has expressed possible interest in taking over management of North Shore Terrace. A final decision will be made in August or September. There has been no discussion regarding fees.

Old Business:

At the June 1 board meeting the work for building 66 rodent problems was temporarily put on hold. Work will now continue. Disaster Master will do decontamination for rodents on the last 66 Unit requiring this work (66E). Greentuitive will be contacted to finish the crawl-space insulation on 66A,B,C,D,E,F.

There is a pipe running through all of the crawl spaces allowing rodents to pass from one unit to another. These holes will be filled. It was motioned and passed that Joaquim Salazar (66E) will be reimbursed \$36.42 for materials purchased for the task of filling these holes. All of the crawl-space insulation has been installed in building 76 and work has been completed. It was suggested that Killer's check to be sure that there is no similar pipe running between units.

At the June 1 meeting the question was raised about the possibility of building 86 also having a rodent problem. Screens have been replaced and traps set. There is no current evidence of an infestation. There is no further work required.

Unit 86E will be checked for the possibility of mold due to water pooling by the foundation.

New Business:

96G has a problem with broken wood siding strips. Greentuitive Construction has been contacted and work will be done. At this time it appears that the problem is only at 96G.

The front and back decks for building 66 need to be power washed, repairs made and stained. This is usually done every three years and it has been four years since the last staining. It was motioned and approved that Fitzpatrick be contracted to complete this work with a budget of \$4,000.

Next Meeting:

A date will be set for the next meeting once the new management company is in place - possibly late August or September. This may also be the annual meeting. Two weeks' notice will be sent via email.