

# ***NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION***

## ***Annual Owners Meeting***

***June 8, 2002***

Chairman Reuben Johnsen called the Annual NSTCA Owner's Meeting to order at 10:05 a.m. This meeting was held at the Hatfield Marine Science Center in South Beach.

Jeff Schrantz, State Farm Insurance, explained the two types of condominium insurance available. #1 - The Master Policy, which is purchased by the NSTCA in our situation, insures the structures for accidental damage. Coverage includes everything from the outside surfaces of the structures to and including the framing and area inside the walls. Plumbing and electrical in the walls as well as windows are included. This insurance also provides liability protection in the common areas. NSTCA has a \$500 deductible. #2 - Homeowners insurance insures the interior surfaces of the structure and the homeowner's personal property.

A quorum of owners was established with owners of 17 units present and three proxies from Bill Mishey, 66F & 66G; Janet Clay, 66B & 66D and Ken Wallace, 76A.

**Treasurer's Report** – Maintenance Account \$14,951.28; Reserve Account \$24,932.49

**LP Siding** – The replacement project is completed with no new incidences of failure.

**Weyerhaeuser Siding** – The 96 building is sided with Weyerhaeuser lap siding. The west wall of the structure shows signs of significant buckling. Bucking and mushrooms are also evident on the west wall of 96C. A claim has been prepared and will be submitted to Weyerhaeuser for inspection and reimbursement consideration under the class action settlement of 1999. A bid of less than \$4,700 has been received to replace the west wall with Hardy Plank siding.

**Skylights** – Reuben explained the construction of our current skylights and how they can fail and allow water leakage. Cost to replace all 108 skylights would be approximately \$30,000, not including labor. Replacement of the skylights at this early stage was not anticipated nor included in the projected reserve budget created last year. Discussion followed suggesting a 3 to 5 year timeframe to replace all skylights. Janet Clay's comments regarding skylights were read. Other discussion included supporting the board's decision to replace skylights as they fail. The owners approved the board's action and skylights will be replaced with tinted glass skylights as they fail.

**Parking** – Reuben presented the owners with diagrams of the current No Parking rules for 66 & 76 Units. It was reported that owners contacting owners has been successful and beneficial with only a few exceptions. Janet Clay's comments on parking were read to the owners. Lisa Flaxbeard and Madi Steffens, two owners that live in units where parking in front of the garages is prohibited, spoke in support of the proposed parking rules. Lisa expressed her support of the proposed parking plan with one change. That parking in front of 66D continues to not be permitted. This is due to the frequency of a vehicle parking in front of the 66D garage and protruding into the common drive area. This in turn prevents vehicles from egress and ingress from adjacent garages located to the east of 66D. It was reported that recently, an ambulance was prohibited from responding to a residence east of 66D due to the protrusion of a vehicle parked in front of the 66D garage.

Lisa Flaxbeard moved that the proposed parking rules with the addition of continuing the prohibition of parking in front of the 66D garage be adopted. The motion was seconded and passed by all owners present. Janet Clay opposed the proposal by proxy.

Bob Boyd moved that one additional parking space for 76D be created next to the mailboxes. Dennis Dotson seconded. Motion passed with all owners present voting in favor of the motion. This will create an eighth designated and assigned parking space for specific units in building 66 and 76. All other NSTCA parking spaces are for use by the owners and their guests only and are not assigned parking.

**Guidelines** – Reuben advised that after last year’s annual meeting request to review, amend and return guideline proposals, only 25% of the owners responded. A copy of the proposed guidelines was distributed to owners. Richard Carpenter moved that the guidelines not be adopted. Reuben inquired if the owners wanted to discard the guidelines. The general response was not to discard the guidelines. No additional motions were offered as to what to do about the guidelines and Carpenter’s motion was not voted on. Discussion of the parking of vehicles at 96H ensued and that at times it had created inconvenience to other owners. Also that it created an eyesore due to the number and manner in which these vehicles were parked. Carpenter explained that he possesses three vehicles at this time and that he does not want to park his vehicles in his garage. The other vehicles belong to friends of his daughters.

**Plants** – The watering of plants in common areas is important. Information was shared with the group that several owners have been diligent in caring for plants and others have not, even though they had indicated they would. Please help out where you can.

**Board Nominations** - Lisa Flaxbeard, Madi Steffens, Liz Boyd, Eunice Ford, Dennis Dotson, Reuben Johnsen and David Gill nominated themselves to serve as board members. There were no other nominations and nominations closed.

**NSTCA DUES** – NSTCA’s treasurer requests that payment of dues be made by the 15<sup>th</sup> of each month unless prepaid. This greatly assists her in processing the payments and maintaining accurate and current accounts. Coupons will be mailed to owners in July as soon as they are prepared and printed.

Meeting adjourned at 12:05 p.m.

Respectfully submitted,

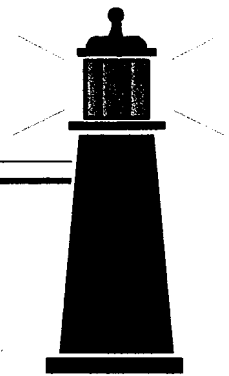


Dennis L. Dotson, Secretary

# *North Shore Terrace*

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*Condominium Association  
1113 Erickson St.  
Lake Oswego, OR 97034-4927*



July 9, 2002

To NSTCA Owners,

The following is provided as an attempt to clarify current and enforceable parking rules. As NSTCA also has a few new owners, hopefully this will assist in explaining the parking requirements of the association. If you would like a complete copy of the bylaws, please contact Dennis Dotson at 265-6187.

## ARTICLE XIV

### Use Restrictions

1. “General. The use of a condominium unit by its owner or owners is subject to the restrictions set forth in the Declaration and additionally there shall be no violation of the rules for the use of common elements adopted by the Board of Directors and furnished in writing to the owners.”
2. “Initial Rules. The following are set forth as initial use restrictions pertaining to the condominium.
  - a) There shall be no trailer, boat, mobile home, motor home or any other similar vehicle or vehicle-like item parked for storage purposes upon any of the common elements.
  - j) All vehicular parking shall be limited to the following areas:
    - i. Within garages designated for that purpose.
    - ii. Designated areas within the general common elements.
    - iii. A unit owner may park immediately in front of the garage of the unit, but only in such a manner so as to not interfere with the traffic flow within the project.”

Painted white lines on the property asphalt identify designated areas.

The above listed rules are in effect and enforceable at this time.

For some veteran owners who may have a different understanding of NSTCA parking rules the following is offered:

The board of directors approved an amendment draft to Article XIV section (2) subsections (a) & (j) of the association bylaws on March 4, 1999. A copy of the draft was included as an attachment to the March 4, 1999 minutes mailed to every owner of record on that date. This

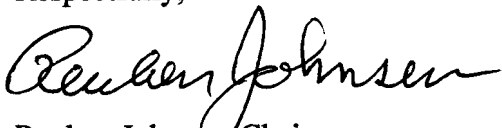
proposed amendment was promoted to the owners as being in effect and may be the cause of the misunderstanding.

The amendment draft was not presented to the owners for approval at the June 5, 1999 NSTCA Owners Annual Meeting. According to ORS 100.410(2) "An amendment of the bylaws shall not be effective unless approved by at least a majority of the unit owners and until a copy of the bylaws as amended or the amendment thereto, certified by the chairman and secretary of the association of unit owners as being adopted in accordance with the bylaws and provisions of this section, is recorded." Those revisions are therefore not effective.

A proposed amendment to the bylaws addressing parking was approved by the majority of owners at the June 8, 2002 NSTCA Annual Meeting however. The attached map illustrates the prohibited parking areas as approved by 17 owners present in addition to three votes by proxy. There were two votes by proxy that opposed the motion.

A copy of the adopted amendment to Use Restrictions is enclosed.

Respectfully,

A handwritten signature in cursive script that reads "Reuben Johnsen".

Reuben Johnsen, Chairman

Enclosures

## USE RESTRICTIONS SUPPLEMENT

No. 2.

DATED July 9, 2002

1. Article IX of the bylaws of North Shore Terrace Condominium Association, NSTCA, provides the Association by a majority vote of the members with authority to adopt rules and regulations governing the common elements of the condominium.
2. Pursuant to ORS 100.210(5), NSTCA Unit Owners assumed control from the Declarant, A&D Development, on January 6, 1998.
3. Pursuant to ORS 100.405(3) and Article V of the bylaws of NSTCA, a board of directors and officers were elected by the Association Unit Owners.
4. The NSTCA board of directors has determined that it is appropriate to reassign parking spaces within the general common elements of Phase II and Phase III for certain of the units in Phase II and Phase III.

### RESTRICTION

1. The North Shore Terrace Condominium Association does hereby declare and establish the following use restriction with regard to parking on certain of the existing general common elements as of the date hereof as more particularly hereinafter described and depicted:
  - a) As a supplement to Article XIV Use Restrictions sub (2) sub (j), certain unit owners in Phase II and Phase III of North Shore Terrace Condominium shall be entitled to specific designated parking spaces within the general common elements as follows:
    - i) Unit 66D shall be entitled to the north parking space immediately adjacent to and west of the Phase III building housing Unit 76A.
    - ii) Unit 66E shall be entitled to the north parking space immediately adjacent to and immediately west of the space last described above.
    - iii) Unit 66F shall be entitled to the north parking space immediately adjacent to and immediately west of the space last described above.
    - iv) Unit 66G shall be entitled to the parking space immediately adjacent to and east of the Phase II building housing Unit 66G.
    - v) Unit 76D shall be entitled to the parking space immediately adjacent to and south of the mail box structure.
    - vi) Unit 76E shall be entitled to the south parking space immediately adjacent to the west end of Unit 76A.
    - vii) Unit 76F shall be entitled to the south parking space immediately adjacent to and immediately west of the space last described above.

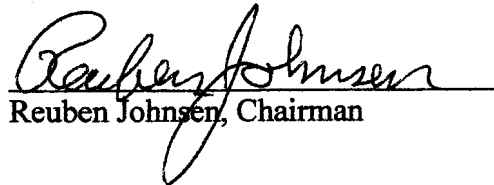
viii) Unit 76G shall be entitled to the south parking space immediately adjacent to and immediately west of the space last described above.

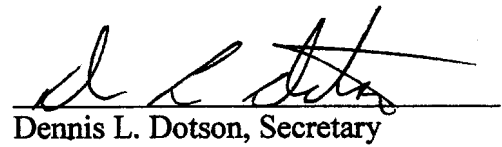
b) The Board of Directors has for illustration purposes attached and incorporated a diagram to illustrate the rules of use above set forth.

2. Pursuant to ORS 110.410(2), the chairman and secretary of the North Shore Terrace Condominium Association certify that the vote, which amends the NSTCA bylaws, was adopted in accordance with the NSTCA bylaws Article XX and provisions of ORS 100.410 (2).

3. This supplemental use restriction shall remain in full force and effect along with the remaining existing use restrictions in the same manner as is said supplemental use restriction was initially created by the Association and does hereby supersede any and all prior use restrictions involving the same matter.

NSTCA Board of Directors

  
Reuben Johnson, Chairman

  
Dennis L. Dotson, Secretary

# Safety Zone Parking

## Add 76 D

1. **Several Units in the Northeast corner** of our complex are located in very tight spaces.
2. **4 eastern units each in Buildings 66 & 76** must have special parking rules in order to insure **Safe Access** for Emergency and Personal Vehicles.
3. **Parking is NOT PERMITTED in front of garages in this Safety Zone.**
4. Parking is provided **Within Garages** for the Safety Zone Area and all 8 Units affected by this limitation **each have 1 Reserved Parking Space** Assigned to replace the normal parking in front of their garages area lost due to these Safety Regulations.
5. **Approved** by a majority of owners attending or providing proxies for the Jun-8-02 Annual Meeting. The Safety Zone Parking sketch below is a Arial Photo of our complex so it is to scale.
6. **Safety Zone 8 Units: 66 D~E~F~G & 76 D~E~F~G**

