

NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION
Annual Owners Meeting
May 31, 2003

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

A quorum of owners was established with owners of 16 units present and two proxies from Bill Mishey, 66F & 66G.

Treasurer's Report – Maintenance Account \$23,800.00; Reserve Account \$37,000.00

LP Siding – Nothing to report.

Weyerhaeuser Siding – The 96 building is sided with Weyerhaeuser lap siding. The west wall of the structure was re-sided with Hardy-plank last fall and painted this spring for a total cost of approximately \$5,500.

An inspector for Weyerhaeuser inspected the building in November 2002. After the west wall was replaced. An inspection and report for the remainder of the building was submitted to Weyerhaeuser. We were not provided a copy of the report. Weyerhaeuser offered to settle with NSTCA for \$3,859 for the remaining damage identified by the inspector.

The board recommended NSTCA send a letter of rejection to Weyerhaeuser and request they reconsider their inadequate offer. There was no objection and a letter will be sent.

Skylights – Skylights were inspected last week and all appear to be in good condition. No further failures have been reported.

Decking – Bob Boyd reported that a biennial deck maintenance program has been decided upon by the board. Current bid to prep, prime and two-coat the decks is \$19,000.00. Bob will continue the search for a more reasonable and affordable bid.

Specific decks have been identified for painting this year.

In order to build the reserve fund for deck painting, Madi moved that \$20,000 be transferred from the maintenance fund to the reserve fund. Liz seconded. There was no objection.

Sign – Reuben has been in contact with the developer of Meritage regarding a new entrance sign to be installed at the west end of the island. Most of the cost of the sign will be borne by Meritage and Halsey Signs will create and build it. The sign will include the following information:

- Names of three home site areas
- "No Outlet"
- "10 MPH"

Reuben will check to see if "No Solicitors" can be added.

Comments about a missing NW 33rd St. sign at Oceanview and a 33rd Place sign were mentioned. Reuben volunteered to call the city.

A suggestion about a yellow center line on 33rd Place was discussed. Reuben was authorized by the owners to pursue this idea. Reuben will inquire about a yellow line or buttons. Buttons appeared to be a more popular choice with the group.

Reminders

Owners are encouraged to contact other owners directly regarding issues. Board members are available to assist with by-law issues.

Please provide proof of homeowner insurance to Eunice when your policy is renewed. It was also suggested that owners request their agent add NSTCA, P.O. Box 962, Newport, OR 97365 to the policy for notification purposes when it is renewed. NSTCA would automatically receive renewal information.

Parking was discussed and two ideas suggested:

1. Paint "No Parking" on the asphalt in no parking areas
2. Reduce the size of three islands in front of the seven units affected

There was no objection to pursuing this project.

Parking in garages is encouraged and keeping garage doors closed when not working in the common areas or in the garage is also encouraged. The reasoning revolved around appearances.

Owners are responsible for the watering of the plantings in the islands in front of their respective units.

Addresses – Reuben suggested changing the addresses of NSTCA units to eliminate the letter designation. There was a discussion and support for Reuben contacting the county to see if the change can be accomplished.

Reuben also suggested a name change to NSTCA; replace the word condo with townhouse. After a brief discussion it was agreed that Reuben investigate this change of name.

Board Nominations – A nomination list including the names of seven owners was provided to each owner present. No additional nominations were made and Ed Hallahan moved that nominations be closed and the slate of nominees be accepted. Becky 2nd the motion and the vote was unanimous.

Elected directors include Liz Boyd, Dennis Dotson, Eunice Ford, Dave Gill, Reuben Johnsen, Tom Rudd and Madi Steffens.

NSTCA DUES – NSTCA's treasurer reminds everyone of the importance of prompt payment of dues. New coupons and mailing stickers are forthcoming.

An owner made inquiry of the story behind 96C.

The 96C Auction Story, as told by Reuben Johnsen.

The original owner, Bob Wienert, of 96C traded the unit for another property in Bend, OR owned by the Ruggeris' of Newport. The Ruggeri's eventually sold the unit to a buyer who ultimately skipped town without making payments including due payments to NSTCA. The owner also removed all of the appliances.

The Ruggeris' discovered that Linfield College owned a piece of property in the Lincoln City area and approached Linfield College with a trade proposal. Linfield College agreed and has unsuccessfully attempted to sell 96C after three attempts.

Agate Beach State Park Gate – Dave inquired about the gate at the park. It was suggested the Newport Police Department be contacted regarding closure of the gate from 10 p.m. to 6 a.m. due to noise, racing cars, and vandalism. Dennis will contact the Newport Police Department.

It was also suggested to contact Claude Crocker regarding gate closure. Claude Crocker is the Beverly Beach State Park manager who is also in charge of Agate Beach State Park.

Annual meeting notification was briefly discussed. Reminders will be sent between 30 and 45 days prior to the meeting. Please remember however that the annual meeting occurs during the last weekend of May or first weekend of June.

Please provide Dennis with your e-mail address if you would like e-mail meeting reminders. Minutes of annual meetings and board meetings will also be provided by e-mail if you would prefer. The format I use is Word. I promise not to share your e-mail with anyone without your written permission. ddotson@fbo.com

Joanna inquired about the dead trees and debris on the ODOT property that borders NSTCA on the east. Dennis will contact ODOT to see what can be done to remove the wind damage and fire hazards.

Meeting adjourned at 11:20 a.m.

Respectfully submitted,



Dennis L. Dotson, Secretary