

North Shore Terrace Condominium Association (NSTCA)
Annual Meeting, June 14, 2008
10:00 AM, South Beach Community Center

UNIT OWNERS PRESENT:

Paul Amundson	Barry & Phyllis Winters
Lewis & Grace Rickabus	Patricia Roberts
Carol Sumner	Reuben & Carla Johnsen
Janet Clay	Corky Johnson
Joanna Rose	Rafael & Meg Miranda
Clay Richman	Bill Barbat
Penny Eaton	Theresa Frederickson
Andrew C.	Madeleva Steffens
Ed Hallahan	

PROXIES PRESENTED:

Rose & Stanley Ebel presented by Joanna Rose
Lincoln Development (2 proxies) presented by Reuben Johnsen
Ken & Margaret Wallace presented by Joanna Rose
Shirley Perrin presented by Madi Steffens
Velma Burkert presented by Paul Amundson
Bob & Elizabeth Boyd presented by Andrew C.
Lori Dayton presented by Theresa Frederickson
Dee & Ann Roby presented by Andrew C.
Tom Rudd presented by Paul Amundson
Larry and Wilma Jean Daniels presented by Paul Amundson
Dave & Barbara Gill presented by Theresa Frederickson, Board Member

CALL TO ORDER, INTRODUCTIONS AND OPENING REMARKS:

Rafael called the annual meeting of the North Shore Terrace Condominium Association to order at 10:05 AM.

A quorum was established; members present (17) and proxies given to members (12) represented twenty-nine units.

The Agenda along with additional supporting documents are listed and attached in the Addendum.

All present introduced themselves.

Rafael Miranda asked to limit time discussion in order to cover all of the agenda items. Janet Clay moved that discussion be limited. Reuben Johnson seconded. Andrew C. asked to amend the motion by tabling it for now until discussion of business necessitates time limits. The motion was approved.

NORTH SHORE TERRACE HOMEOWNERS RESPONSIBILITIES:

The list of homeowner responsibilities were distributed to all attendees and are available to owners at the northshoreterrace.com website. The following rules were discussed.

- Satellite dish installation requires Association Board approval.
- Homeowners must provide proof of insurance to be held on file by Yaquina Bay Property Management.
- Homeowners with fireplaces must provide proof of an annual inspection or an affidavit that the fireplace is not used
- Limitations on signs—Ed Hallahan made a motion to research whether it is legal to restrict political signs. Paul Amundson seconded the motion and the motion was passed without opposition.
- Inappropriate parking—Based on a motion, second, amended motion and vote, the association will use a paper notice attached to cars parked illegally outside units 66 A,B and C and 76 A,B and C. If the paper notice does not work, the association will consider adding signs that post “Tenant Parking Only” outside the Building 66 and 76 parking spaces. Owners should report the illegal parked cars to the NSTCA Property Manager (Lee Hardy).

BUDGET AND RESERVES REVIEW

Lee Hardy reviewed the current status of the NSTCA Reserves and Maintenance accounts, providing members present with a budget based on a calendar year and monthly summaries for January through May 2008.

5 YEAR PLAN—LIST OF PROJECTS:

DECK COMMITTEE MEETINGS RECOMMENDATIONS

Rafael Miranda reviewed the Deck Committee’s Recommendations. The Committee findings were:

- The NSTCA turn-over meeting added deck maintenance and repairs to the Association.
- The letter from the NSTCA Attorney in 2004 confirmed that maintenance and repair of all decks and balconies is a common expense of the association. The attorney also added in a letter in 2007 that he believed that issue is more complicated than first appeared and that his earlier conclusion should be re-examined.

Barry Winters made a motion that the deck maintenance and repair continue to be the responsibility of the NSTCA. Carol Sumner seconded the motion. Owners presented their views with a three-minute imposed time limit. At the end of the discussion, Barry Winters made a motion to close debate. Carol Sumner seconded the motion. The vote to close debate passed with 23 in favor, 1 abstention, and 5 against

Ed Hallahan made a motion that the results of the vote to include decks as an Association responsibility be codified in the NSTCA By-Laws. Reuben Johnson seconded this motion. The motion passed by a 23 in favor, 1 abstention, 5 against vote.

After discussion, the motion that the deck maintenance be officially adopted as the NSTCA’s responsibility passed by a 23 in favor, 1 abstention, 5 against vote (23/29 is greater than 79%).

5 YEAR PLAN

Lee Hardy listed the projects planned for the next five-years. The timing of the projects was the only major discussion item.

HOA FEE PROPOSAL:

Lee Hardy projected that the projects planned in the next 5 years will deplete the Reserves to go negative without an increase. Lee noted that fifty dollars per month increase would keep the Association solvent and maintain the current reserve of about \$40,000.00 which has been the expressed desire. A document distributed with the meeting package detailed the cash flow over five years incorporating a \$50.00 increase and scheduling projects based on available cash.

Rafael Miranda made the motion that we raise the fees by fifty dollars per month and review the funding situation each year at the Annual Meetings. Paul Amundson seconded the motion. Paul Amundson, Carla Johnsen, Phyllis Winters, Carol Sumner, and Ed Hallahan spoke in favor of the motion. Andrew C. cautioned that we use competitive bids and delineate that no contractor is an employee of the association since there is no workers comp coverage. Lee Hardy noted that all bids are from independent contractors. Ed Hallahan said we ought to consider raising the reserves “emergency fund” saying, “Forty thousand just doesn’t go as far as it used to.” Lewis Rickabus made a motion to close discussion and this motion passed.

The vote on the \$50.00 reserves increase effective July 1, 2008, passed with 23 in favor, 1 abstention, and 5 against.

CLARIFICATION ON WINDOWS AND DOORS:

Rafael Miranda made a motion to include “glass” in NSTCA Windows and Doors responsibility. This responsibility was amended to exclude “trauma” events (these being the homeowner responsibility). Carol Sumner seconded the motion.

On requests for clarification of what constituted a door or a window, it was noted that garage doors are doors and sliding glass doors are doors and are thus included in this motion. The motion passed by a 23 in favor, 1 abstention, 5 against vote.

ELECTION OF BOARD MEMBERS:

The Election of Board Members was held. Eleven NSTCA members were listed on the ballot: Bill Barbat, Rafael Miranda, Reuben Johnsen, Carol Sumner, Janet Clay, Joanna Rose, Madi Steffens, Clay Richman, Theresa Frederickson, Lewis Rickabus and Paul Amundson.

Rafael Miranda, Reuben Johnsen, Carol Sumner, Madi Steffens, Clay Richman, Theresa Frederickson, and Paul Amundson were elected to the Board.

Barry Winters made a motion to praise the outgoing board of directors for all of the

work that board has accomplished.

State law now requires a Reserves Study. This will be done.

The decks issue will be given to the Architectural Committee. (A number of unit owners wish to do the work and get reimbursed.)

ADJOURNMENT:

A motion was made, seconded and passed to adjourn the meeting at 12:35 PM. The motion passed, and the NSTCA Annual Meeting adjourned.