

NORTH SHORE TERRACE HOMEOWNERS ASSOCIATION

**Annual Meeting**

June 12, 2010 at South Beach Community Center

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Attendees: Lee Hardy, Madi Steffens, Rafael Miranda, Phyllis & Barry Winters, JoAnna Rose, Penny Eaton, Reuben Johnsen, Ed Hallahan, Pat Roberts, Paul Amundsen, Dolores Johnson, Clay Richman, Tom Rudd, and via proxies— Ken Wallace, Velma Burkert, Larry & Wilma Daniel, Theresa Frederickson, Al Gilhuly, and Carol Sumner

11 NSTCA members and 8 held proxies provided the required quorum.

1. The meeting was called to order at 10:06 AM by Board President, Rafael Miranda.
2. The meeting agenda was reviewed by Rafael Miranda.
3. Homeowners introduced themselves and gave the length of time they had been a NST homeowner.
4. Motion made and seconded to approve the minutes of last years (2009) annual meeting minutes. Passed unanimously.
5. Lee Hardy presented a review of the Association budget including the long term expenditures and how each unit owner's \$250/month payment is distributed.

Rafael Miranda then spoke about why we had changed our accounting year to run from January to December rather than July to June.

6. Rafael Miranda then reviewed the five year plan for maintenance and repair of the property. The review detailed the estimated cost of each project, the anticipated income from homeowner association fees and the anticipated year end reserve balance.
7. Board Member, Barry Winters presented report on the Board's plan to deal with parking space needs.

Rafael Miranda addressed the need for homeowners to give out parking tickets when they see an infraction; and that tickets did not need to be signed. Also if a homeowner gives a ticket, Lee Hardy should be informed of the details.

It was noted that there is a need to formally establish the maximum time a car can be parked without being moved.

8. Rafael Miranda reviewed the rules concerning mounting of satellite dishes and emphasized that Board approval for installation must be secured prior to actual installation.
9. Open discussion on the following topics ensued:
  - What can be stored in a garage
  - Squirrels should not be fed
  - Garbage containers should not be filled so full that the lid will not close completely

- Garage door opening systems
- Water heater age and need for replacement
- Rhododendrons need to be fertilized regularly
- HOA legal exposure when work is done by a contracted employee within a unit
- Lee Hardy presented report on water leak in 76A , its cause and consequences. (see attached)

## 10. Board of Directors Elections

Nominated prior to Meeting: Reuben Johnsen, Barry Winters, Viva Worthington, Carol Sumner, Dolores Johnson

Nominated from the floor: Rafael Miranda, Al Gilhuly

Written ballots were distributed, marked and tallied. The seven nominated individuals were elected.

## 11. Meeting was adjourned at 11:25 AM

Submitted by  
Barry Winters  
Secretary

## **WATER DAMAGE:**

Water damage to 76A and B garages: In March water was observed running out from under the garage door of 76A. A broken pipe was discovered and is thought to have broken during the hard freeze in December. The leak caused extensive damage due to the long time elapsed before it was discovered. The 76A garage interior drywall finish was wet enough to grow a lot of mold. A small amount of the 76B garage interior drywall finish on the party wall got wet as well and grew some mold. The owner of 76A has had the pipe repaired, the garage dried out and the mold abated in line with modern standards for this type of event. The 76B owner has also had the dry out and mold treatment done. The damage in 76A has amounted to well over \$5,000.00. Subsequent investigation requested by the 76A owner revealed that the pipe that broke was located in the ceiling of the garage above the ceiling insulation. It served the hose bib on the outside of the garage on the west side. The gate valve above the water heater was turned off, but the pipe did not drain completely and the water remaining in the pipe froze and split the pipe. The 76A owner has had, with HOA approval, this hose bib relocated to the front of the garage so that the supply line to it comes off the washing machine supply and is situated so that it can be better insulated and completely drained. Also, the gate valve shut-off has been changed to a ball valve shut-off which is a much more effective shut-off. The revelations from this event should be helpful to all the unit owners in the 76 building as the plumbing configuration for the shut-off valve and the lines supplying the hose bibs is the same in each unit, making them all vulnerable to the same type of damage. Other units in this building have had similar breaks in the past, and this was not the first line break in the 76 A unit.