

North Shore Terrace Unit Owners Association

Annual Meeting May 20th, 2023

Newport Recreation Center - 225 Avery Street Newport, OR

Board members present: Al Gilhuley, Karen Eibner, Gillian Pack, and Christine Brown.

There were 19 owners present and proxy so a quorum was met. The meeting was called to order at 12:03pm.

Jason with WCM introduced their company to the owners present.

The membership **adopted** a motion to approve the minutes from the last annual meeting.

The membership **adopted** a motion to appoint Karen Eibner, Christine Brown, Al Gilhuley, Susan Rumbaugh and Ron Bowden to the board of directors.

There was a question regarding an owner contact list that could be provided to owners. There was discussion regarding owners giving permission for their information to be shared with the community.

There was discussion regarding asphalt repair and seal coating. The last number provided to perform the work was approximately \$15,000, which was a few years ago.

There was discussion regarding owners checking dryer vents and cleaning as needed.

The meeting was adjourned at 1:07pm.

A regular board of directors meeting was called to order at 1:10 pm.

2 owners were present.

The board **adopted** a motion to appoint as, Board Chairman- Al Gilhuley, Vice Chairman- Ron Bowden, Treasurer- Christine Brown, Secretary- Susan Rumbaugh, Member- Karen Eibner.

The following issues/concerns were brought for discussion and consideration...

Mail building- There needs to be a repair/replacement of lumber that is rotting.

Gates on 66 A&B- there needs to be gate adjustments.

Electrical box on the side of building 66- vent repair may be needed.

85 building- an inspection listed base plates for deck supports to be addressed for possible rot.

86 B- the owner reported there might be carpenter ants.

Decks and staining- pressure wash and clean both 96 buildings (sides and backsides. The front of the building does not need it).

Monthly reports to the board....Reserve, operating, balance. Karen will send past reports from the previous management company for WCM to match reporting style.

The meeting was adjourned at 1:40 pm.