

***NORTH SHORE TERRACE  
CONDOMINIUM ASSOCIATION***

***Board of Directors Meeting***

***July 27, 2000***

***Directors Present:*** Johnsen, Mishey, Smith, Klish, Steffens, Gill and Dotson.

***Guests:*** Bob Boyd

The meeting was called to order by the Chairman Reuben Johnsen at 8:10 a.m.

***Treasurers Report***

There are no dues in arrears. Maintenance balance as of July 25, 2000 – \$47,635.96. Reserve balance as of July 25, 2000 – \$37,471.89.

***Old Business***

1. *LP Siding* – Richard Grimstad completed evaluation of siding on building 86. Replacement of damaged siding will begin August 2. Not all walls are affected and cost for each unit will be \$2,450 for a total cost of \$14,700. Building 86 will then be completely painted at a cost of \$9,350. Two coats will be applied by roller and brush.

Repair estimates for buildings 66 and 76 will be completed in August. Windows that were improperly installed will be properly re-installed and undamaged siding will be re-nailed with stainless steel nails. Building will be caulked where needed.

2. *Weyerhaeuser Siding* – Building 96, Units A,B,C & D, has been evaluated as well. There is isolated and limited damage to siding which will be repaired this summer as well. This involves replacement of a few panels, re-nailing, caulking and painting of affected areas.
3. *Metal Doors* – There are 40 metal exterior doors in buildings 66, 76 & 86 which will be replaced with fiberglass doors as needed. Replacement is due to rust damage.
4. *Decks* – Decks will be cleaned and stained. Decks of buildings 85 and 96 will be completed first as they are in the poorest condition.
5. *Building maintenance* – Rusting screws and nails will be replaced or painted in areas such as door bell buttons and gutter nails.
6. *Berm Erosion* – Leo Pinto will begin berm project, which was approved and funded last year. Will also provide estimate for proper drainage of the area. Since last year the berm between buildings 86 and 96 has slipped. This repair will prevent further slippage.
7. *Island* – Leo Pinto will trim vegetation on the island in the area adjacent to NW 33<sup>rd</sup> Pl.
8. *Lighting* – Reuben will speak with developer of land to the north of NSTCA's property regarding lighting along NW 33<sup>rd</sup> Pl. The hope is to share cost for installing some street lights.

9. Parking – The board reviewed its decision of more two years ago to prohibit parking in front of garages to the 66 & 76 buildings. The decision was made due to the difficulty of some owners being able to back their vehicles out of their garages without risk of striking a parked car. Since then another owner has requested to be allowed to park in front of their garage in the 76 building because there is adequate room for owners/renters at the west end of 66 & 76 to safely back out of their garages.

The space between buildings 66 & 76 decreases as they continue east from their west entrance. The space at the west end of the buildings does not prohibit safe movement of vehicles with cars parked in front of garages to the A, B, C & D units. At the point where units E, F & G are located however, there is inadequate room to safely move a vehicle into and out of the area.

The board's decision was to send a map to owners/renters of 66 & 76 units identifying authorized and prohibited parking areas in front of garages in 66 & 76. Also that signs will be installed in median areas where parking is prohibited.

**New Business**

1. Bank Accounts - The board adopted a resolution regarding authorization to open new accounts for NSTCA at West Coast Bank. This was done to comply with banking regulations and submitting new signature cards for current NSTCA accounts.

Meeting adjourned at 9:15 a.m.

Respectfully submitted,



Dennis L. Dotson, Secretary