

**NORTH SHORE TERRACE
CONDOMINIUM ASSOCIATION**

Board of Directors Meeting

September 6, 2000

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

Guests: [REDACTED]

The meeting was called to order by Chairman Reuben Johnsen at 9:00 a.m.

Treasurers Report

No report.

Old Business

1. LP Siding – Tony moved and Dennis seconded that damaged areas of buildings 66 & 76 be repaired, covered with felt paper and resided with horizontal Hardy Plank. Passed unanimously. The remainder of the buildings will be repaired and resided in the spring of 2001.

Discussion took place of how much of the buildings should be completed given limited funds in NSTCA accounts.

Dennis moved and Dave seconded that only the west & south sides of buildings 66 & 76 be completed now and the remainder of buildings 66 & 76 be completed spring 2001. Passed unanimously.

2. Berm Erosion – Drainage problem behind the 86 building to be resolved this year according to Reuben.
3. Garage Door Replacement – There was further discussion of Bob Boyd's request to replace his two garage doors with a single doublewide garage door. By-laws allow the board of directors to make this decision, however Oregon Revised Statutes establish the procedure to be followed before any change to the outside of condominium structures can occur.

Dennis moved and Dave seconded that Bob Boyd follow and satisfy procedures outlined in applicable statutes and then request action from the board. Passed. (Copy of the statute provided to Reuben to be forwarded to Bob).

New Business

1. Parking – Parking of commercial vehicles is prohibited in the common areas of NSTCA. A complaint from an owner was submitted to the board regarding the parking of commercial vehicles in the common areas. The owner cited the section in NSTCA by-laws that prohibits this.
2. NSTCA Rules – It is requested that the owners of rental units provide renters with a copy of NSTCA rules contained in the by-laws. This will assist renters in complying with rules and conditions of NSTCA. (A copy has been included with these minutes).

3. Common Areas – Seedlings should be pulled from common areas when observed by owners. This will prevent the uncontrolled growth of unwanted trees on the property.
4. Weyerhaeuser – Reuben has returned a survey form to Weyerhaeuser regarding the siding on the 96A-D building. This is only to inform the company that NSTCA does have Weyerhaeuser siding.
5. Trees on ODOT Property – Arlene suggested that ODOT be sent a letter regarding trees on their property that may pose a threat to NSTCA. The purpose would be to advise ODOT of a “preexisting condition” should a tree fall and damage NSTCA property. Board members agreed, but no one volunteered to write the letter.

Meeting adjourned at 10:15 a.m.

Respectfully submitted,



Dennis L. Dotson, Secretary