

**NORTH SHORE TERRACE  
CONDOMINIUM ASSOCIATION**

**Board of Directors Meeting  
September 26, 2000**

**Directors Present:** Johnsen, Smith, Klish, Mishey and Dotson.  
Steffens submitted a proxy.

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

**Treasurers Report**

No report.

**Old Business**

1. **Garage Door Replacement** – Reuben presented an opinion from Kurt Carstens, Attorney at Law, regarding the board's authority to approve modification of the exterior portion of the buildings. Statutes and NSTCA by-laws allow the board to consider requests and deny or approve without the consent of the majority of the owners' approval.

Bob Boyd had prepared and presented to the board all information required to satisfy concerns about the garage door modification, which included structural soundness.

Arlene moved that Bob be permitted to make the modification to his garage door as long as all of the following are complied with:

Building Codes

Applicable Oregon Statutes

NSTCA By-laws

New garage door matches existing NSTCA double car garage doors in appearance.

Dennis seconded and motion passed.

Minutes from June 3, 2000, July 27, 2000, August 31, 2000 and Sept. 6, 2000 were approved.

**New Business**

1. **Theft of Siding** – There was a theft of \$300.00 of siding from NSTCA two weeks ago. Siding was removed from the parking area near building 76. No suspects.

Meeting adjourned at 8:30 a.m.

Respectfully submitted,



Dennis L. Dotson, Secretary

**North Shore Terrace**  
Condominium Association  
PO Box 962  
Newport, OR 97365-0074  
Reuben Johnsen, Chair  
541-574-9339

Mon 11-Sept-00

All Association Home Owners

## L-P Siding Status Report

Your Board of Directors is making substantial progress and you owe a special vote of thanks to Bob Boyd who has donated many hours as the L-P Project Coordinator.

### Inspections:

We started with the oldest Row of Homes, 86A~F which have L-P Horizontal Plank Siding. Careful inspections show that the South and West sides were deteriorating a little. The North and East sides are still solid because they take less severe weather.

Inspections of 76A~G & 66A~G which have L-P Panel Siding found more serious damage on the South and West sides. Probably due to a combination of factors: L-P siding deterioration, difficulty of sealing the seams around the 4-ft by 8-ft sheets, and general workmanship. All these factors make the North and East sides of 66 and 76 suspects for future damage.

Numerous conversations with Richard Grimstad, our contractor, staff at the local Copeland Lumber Yard, and staff at the Western Regional Office for Hardi Products led us to one conclusion. **Hardi Horizontal Plank Siding is a best product for our climate.** Therefore, we decided to install it on all repaired surfaces.

Our original total project estimate was 20,000 square feet at risk. The areas being replaced is 17,000 square feet or under 15% so we are well within this part of our approved budget.

### Work In Progress:

86A~F had all exposed South & West areas replaced. We found several minor leaks, which would have become serious damage at some point in the future. No repair of the construction wood underneath was required and new tarpaper was installed over all surfaces. Then the entire building was repainted with two coats of Sherwin-Williams best Satin House paint applied by hand. Old To New Painting is doing this work and the results are very professional.

76A~F had more serious damage on the South side. Some structural repair was needed and we found that the construction board underneath is gypsum rather than wood. The structural support comes from the existing L-P 4-ft by 8-ft wood paneling. The process for 76 and 66 will be to inspect all existing paneling and repair only damaged areas including structural members underneath as required. Install new tarpaper and Hardi Horizontal Plank over the existing repaired paneling. Then paint the entire building.

The cost for the entire process on three buildings is approximately \$100,000 which was our original estimate or \$5.58 per square foot which is 12% over our original estimate. We are still within the approved budget because our square feet total was lower than the estimate.

**Timing:**

Thank you for your regular payments of dues including the L-P Reserve. The funds you are providing plus some temporary loans from our Long Term Reserves will allow us to complete the more critical South and West sides of all three buildings this fall. This will leave a mismatch of siding between the fronts of 76 and 66 for the winter. The North and East sides will be completed in the spring when adequate funds will be available. An update of the Long Term Reserves will be provided at the next annual meeting tentatively scheduled for Sat 2-Jun-00 10:00am at OSU Hatfield Room 9. Mark your calendars now so you have reserved that date and can attend.

**L-P Appreciation:**

Please join me in telling everyone who will listen the following, "Your children are boycotting all L-P products because you spent their inheritance correcting a serious L-P product failure. L-P hid behind a threat of bankruptcy to force a settlement of less than 20% of the actual cost to repair their product failure."

Sincerely,



Reuben Johnson, Chair