

North Shore Terrace Condominium Association

From: **Dennis Dotson ~ 96D ~ Secretary, Final Duty**

Mon 28-Jul-03

Paul Amundson	96D	265-5544	~ New Secretary...Excused
Bob Boyd	86A	574-7750	~ Maintenance Coordinator...Excused
Liz Boyd	86A	574-7750	~ Board Member...Excused
Dennis Dotson	96D	265-6187	~ Secretary...Present
Rose Ebel	66E	265-7259	~ New Board Member...Present
Eunice Ford	86D	265-3001	~ Board Member...Present
Dave Gill	96G	574-6606	~ Vice President...Present
Reuben Johnsen	96A	574-9339	~ Chairman...Present
Tom Rudd	86F	265-3748	~ Board Member...Present
Madi Steffens	76E	574-0982	~ Board Member...Present <i>Treas.</i>

Meeting Tue 22-May-03 at Madi Steffens 76E

Reuben opened the meeting at 5:00 PM.

1. Ownership Changes:

- A. Roby sale in progress to A & C
- B. **66E** Parker sold to Rose Ebel.
- C. **96B** Hopseker offer received.
- D. **96C** Linfield College sold to Larry & Trudy Layton.
- E. **96D** Dotson sold to Paul & Marsha Amundson.

2. Board Member & Support Changes:

A. Leaving

- Bob Boyd ~ Maintenance Coordinator ~ Retired
- Liz Boyd ~ Board Member ~ Retired
- Dennis Dotson ~ Secretary ~ Sold Unit & Resigned

We all want to thank them for many hours of faithful service over the past years.

B. Joining ~ Approved by Board.

- Paul Amundson ~ Secretary
- Rose Ebel ~ Board Member

- 3. 76D Reserved Parking Space: Eunice reported that Mother of Shirley Perrin expressed difficulty in walking from their reserved space at the mailbox hut to their home. Unit 76D was the last one added to the Safety Zone ~ No Parking in Front of the Garage List so it got the next available space. Madi Steffens offered to contact Shirley and offer the temporary use of her 76E space, which is closer. Thank you Madi!**

4. Maintenance Jobs ~ Current & Reserve:

The following lists show most of the work we will have to do. The board does not want to take on this long list. The board also wants to be sure the homeowners are protected from potential injury claims from unpaid owners working on common areas. Reuben will call our Insurance Agent.

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A. Current:

- Painting Maintenance
- Roof Cleaning & Minor Repair
- Gutter Cleaning & Maintenance
- Sky Light Cleaning
- Landscape Maintenance
- Mail Hut Care
- Mold Control
- Storm Sewer Cleaning
- Pest Control
- Parking Lot Cleaning
- Replace Steel Doors
- Lights Bulbs & Repair

B. Reserve:

- Paint ~ Major
- Roof ~ Replacement
- Gutter ~ Replacement
- Sky Light ~ Replacement
- Deck ~ Stain
- Deck ~ Replacement
- Fence ~ Stain
- Fence ~ Replacement
- Sanitary Sewer Pump
- Asphalt ~ Seal
- Asphalt ~ Replacement
- Lights ~ Replacement

5. Professional Property Management:

A. Lill Patrick, of Dolphin Real Estate, Discussed as a possible option.

- Any new manager would continue to use the current vendors as long as the board determines it to be our best choice.
- Any new manager would recommend a schedule of service and propose a budget for board approval. The board would review all new proposed expenditures before any money is authorized.

B. Board will Research Companies Available and Prices.

- Dave will research other possible choices and also call Bill Mishey for his recommendation.
- All board members are encouraged to visit Lill Patrick. Please Call 265-6638 for an appointment.
- All board members are encouraged to think about this for several days send a note or e-Mail or to Reuben ~ reuben@manageserv.com . You will be notified of the results of this vote in about a week.

6. Legal Aid by Dennis Bartoldus:

- Weyerhaeuser Siding Claim must be more forceful. Dennis moved and Madi seconded a motion for Reuben to contract with Dennis Bartoldus for limited assistance in preparing a demand letter.
- By-Laws and Rules should be refined, combined and updated. Reuben authorized to get a cost estimate for legal assistance from Dennis Bartoldus. Reuben offered to prepare drafts for review and agreement by the board. Final draft must go to all homeowners for comment. No time schedule yet. May take a year.

7. Removal of Plants:

- Eunice read letters of concern from Velma Burkert 76G and Carol Nelson 76F. They feel that the removal of several Rhododendrons was not properly handled. They did not contact Carla Johnsen with their concerns.
- Reuben added clarification that Carla felt that the plants were too mature for the area planned. Carla did discuss this with Velma and offered to contribute to the cost of smaller plants. Carla believes that she and Velma agreed, but Carla failed to discuss this change with Bob. Four plants were removed at the request of Bob, three more were removed with out Bob's approval and one remained.
- The board feels that Bob should not have given 4 plants away without board approval. Carla should not have given 3 plants away without Bob's and Board approval. All interested owners should have contacted each other directly and exchanged facts rather than spreading what turned out to be part of the information. The board should not get involved until there has been an owner-to-owner discussion.
- Carla did apologize to Bob weeks ago and her check for \$150.00 is attached to Madi's copy of these minutes

Meeting adjourned at 6:15 PM