

North Shore Terrace Condominium Unit Owners Association
(NSTCUOA) Board Meeting May 14, 2004

Reuben Johnsen convened the meeting shortly after 4:30PM.

The following people attended the meeting: Reuben Johnsen, Paul Amundson, Madi Steffens, Liz Boyd, Bob Boyd, Rose Ebel, Thomas Rudd, Bill Barabat, David Gill

Reuben had prepared an agenda for the annual meeting planned for June 5, 2004. His purpose for this premeeting was to present the agenda and ask for recommendations for additions, changes, and deletions.

Reuben presented a financial summary given him by Madi Steffens. Madi will update these numbers for the June 5th meeting. If the Owners vote to transfer \$20,000 from Maintenance to Reserves at the annual meeting, the Reserves will be \$78,000 -- up about \$41,000 from the time of the 2003 annual meeting. This means the Reserves for the Association are approaching 70% of those needed for planned long term maintenance and replacement activities. (The exact numbers will be available for the June 5th meeting.)

Eunice Ford was commended for her work in getting the wide-angle safety mirror placed on Ocean View Drive.

Guidelines, By-Laws, and Rules came up for discussion and it soon became obvious that parking limitations, and safety access route marking for fire-safety and emergency medical vehicles would have to be addressed.

One of the primary topics for discussion was the responsibility (Owner, or Association) lists for the Maintenance Jobs. The debate was spirited and extensive. One position seemed to be that of division of maintenance responsibilities should be allocated according to who lives in what kind and size of townhome. The other position was to ask for inputs that would be discussed as possible changes, additions, or deletions to the three maintenance responsibilities lists (Owner, Association short-term, and Association long-term).

Historical references were suggested, re. original guidelines, and changes made by Board/Owner votes since that time.

The middle ground in the discussion seemed to be an area to be avoided like the black plague and yet, so it seems to the writer, this is the area that will have to support whatever maintenance responsibility agreements that get hammered out. And it also seems to the writer that the Board has the responsibility to hammer out sensible agreements and present them to the Owners for discussion, and approval or not. Trying to sort out this complex mish-mash-hash to a

decision-recommendation during the yearly meeting would be a major mistake.

Discussion of fee responsibilities was raised and should also be discussed outside the confines of the yearly meeting, perhaps as a part of the maintenance responsibilities discussions.

Seven people have volunteered to run for positions on the NSTCUOA Board: Bill Barabat, Liz Boyd, Madi Steffens, Paul Amundson, Rose Ebel, Tom Rudd, Velma Burkert.

Two positions continue as appointed by the Board: Bob Boyd as Maintenance Coordinator, and Eunice Ford as Proof of Insurance Collector.

In summary, it appears:

The financial position of our Association is much improved over last year.

And the maintenance and appearance of the Association grounds and buildings continues to be top rate.

Two recommendations need to be presented for Owner approval at the yearly meeting.

A. Regarding the transferal of money from the Maintenance account to the Reserves account (about \$20,000). And changing the monthly distribution of fees -- from \$80 per month per unit going into Maintenance to \$70 per month per unit AND changing from \$50 per month per unit going into Reserves to \$60 per month per unit.

B. As a safety and legal liability issue, the fire-safety/emergency medical equipment access routes have to be sorted out before the yearly meeting and a motion to accept this solution ought to be presented to the Owners at the June 5th, 2004 meeting.*

A couple items ought to be opened for Owner discussion.

A. The listing of responsibilities for maintenance jobs; Owner, or Association Maintenance/Reserves. However, this complex issue must be sorted out by a Board committee (with Owner inputs) and should result in written recommendations from the Board to be presented to the Owners for further discussion, and acceptance or not (after the June 5th meeting).

B. Parking guidelines, signs, and enforcement.*

And last, it seems volunteer Townhome Board members get chewed on more than most. And they rarely get thanked. I was awarded a thanks the other day and I'm forwarding it to all to relish.

Paul Amundson, Secretary

*These issues are separate and distinct, but are related through their effect on traffic flow.