

Minutes from the North Shore Terrace Board meeting of June 20, 2004 with additions from the "Identical" meeting of June 26, 2004

Attendees:

June 20, 2004: Bill Barbat, Tom Rudd, Madi Steffens, Rose Ebel, Paul Amundson  
June 26, 2004 (upcoming): Bill Barbat, Velma Berkert, Liz Boyd, Paul Amundson

Attachments:

- #1. Agenda
- #2. Review of Association governing documents
- #3. Developer letters
- #4. Listing of Owners
- #5. Gaston/Johnsen Rules listing

The purpose of the two meetings was to make certain that everyone on the Board had an equivalent set of information. Bill Barbat observed that while we covered a lot of ground we didn't really make very many decisions. And that was on purpose, both for the stated reason and because we did not have a complete set of information available to us as a Board.

Minutes: June 20, 2004

The Draft Minutes from the Annual Meeting were accepted as written. The Boyds, the Johnsens, and the Cordones had comments prior to the meeting. These will be incorporated in the Final.

The striping issue was tabled until there's a clear need. If needed, reflective buttons were thought to be a better option.

The Bartoldus law firm has noted there are typos and contradictory statements in our Association governing documents. After the meeting, Reuben Johnsen gave me a summary of his review of these documents. This is included as the second attachment.

The Association Board has not followed the exact letter of the condominium law in the past. This needs to be rectified. The question remains as to what to do about our past actions. This is clearly a muddy issue and may require a legal opinion. It seems to me that the very least we should do is pay back those who were charged for work the Association should have paid for. Tom Rudd suggested the pay back should be handled as a monthly discount on the dues until paid back. This seemed to be a reasonable approach and the Board members agreed.

The sewer pump issue won't die. Is a vote needed to add \$5 each month to both the yearly and long term maintenance accounts? I examined the attendance record for the Annual Meeting and discovered that all eight affected Owners were at the meeting and no one protested the increase because of the reason--- To correct past inaccuracies. Therefore it seems no vote is needed. Some have questioned the amount, hence the following quick analysis: \$10 each month from 8 Owners amounts to nearly \$1000 per year. Two years of this and the \$2000 (approximate) spent over the past four years will be caught up. And four years from now the account will be \$2000 ahead. Assuming the sewer pump spending rate remains constant this seems to be a fair adjustment in the fees.

Gutter cleaning and roof maintenance is a regular event. This also is a significant cost to the Association. We have tried gutter shields in the past. A gutter shield company claims to have a better product. Will it work with our Spruce needles? Also the drain pipes plug occasionally--should regular cleaning of these be added? NOTE--this was not discussed during the 6-20-04 meeting.

Mold and the inadequacy of some siding materials have caused problems in the past. Should regular inspection/cleaning be added to our list of maintenance items?

The lights along the roadway into the Association are costly to maintain. Perhaps we should eliminate them and replace them with another light source. Bill Barbat and Tom Rudd suggested a single, shine-down sodium vapor light with a level pay plan to the electricity provider. The initial cost would be high but the maintenance and energy costs would be low in comparison with what we have now.

We all agreed we needed to do a Reserves study with inflation factors. Andrew Cordone has offered to do this for the Association. He wanted an electronic copy of Reuben Johnsen's study. When contacted, Reuben said, "Sure, you can have it but it's very awkward and hard to update." He went on to suggest that we might be far better off purchasing a copy of Reserve Study software. I know there are several companies who market such software. Perhaps we should authorize Andrew to investigate the options and report back for a software purchase decision.

We need to know what we need to do regarding taxes. I am to ask Reuben about this.

The landscaping and watering in the common areas is another of these muddy questions. It was suggested that we hire the landscapers to water, but then the issue of where the water would come from arose. Someone said the plants mostly get by with the rain and an occasional watering. Maybe this occasional watering will work or maybe we need to eliminate the plantings and replace them with gravel or some other decorative scheme?

Deck maintenance and replacement was discussed. Specifically the deck in the back yard of 86B. The developer didn't provided decks, or the like, for the 86 units (Attachment 3). However, the Association assumed responsibility for all decks when it began its painting program. In the process the 86B deck was damaged. We broke it so we have to fix it. We discussed replacement options. The final decision was to either replace the damaged wooden decking free or to negotiate a cost share for a different material, e.g. artificial deck material, concrete, tile, or the like. Bill Barbat was to get together with Bob Boyd and they were to speak with Lorrie and arrange a mutually satisfactory solution.

Rose Ebel's email address is stante@peak.org.

Overall it was decided to investigate whether we could pass the maintenance of the decks back to the Owners. This will likely take a 75% vote and (perhaps) a 100% agreement of those who are to be negatively affected (all those whose decks are currently being maintained). Another muddy issue, but one where state law takes precedent unless specifically excluded by an Association vote.

A dues increase was briefly discussed and put off until we (as an Association) decide what we're responsible for and the Reserves study has been completed. In the meantime we agreed that all Owners overtly agreed to follow the requirements of the Association CC&Rs and By-Laws when we purchased our homes here. This includes the uniform fee structure.

A new check signature card is in process.

Madi Steffens handed out the latest update listing of the Owners. Attachment 4.

The Weyerhauser issue is one we can't win. I recommended that we get their check reissued and we accept it. Everyone agreed. We will contact the lawyers to make this happen.

Reuben Johnsen gave me a compilation of Rules proposed for the Association. All present agreed not to accept these. And, further, to avoid making rules unless absolutely required.

Madi Steffens has never accepted remuneration for all the money she's spent on stamps, and paper, and print cartridges, and gas while supporting our Association. We asked her to submit a claim and she agreed.

Should we pursue a real address change, e.g. 91 NW 33rd Place vice 96 NW 33rd Place Unit A. Everyone agreed we didn't need to do this.

All voted in favor of the Rickabus request to install a retractable awning. I suggested the maintenance ought to be written into the sales contract should they ever sell. This was acceptable to all.

Sunday afternoons were considered to be the best meeting time for future meetings. We decided to schedule another meeting three to four months from now. Tom Rudd requested that we choose a rainy Sunday afternoon for the meeting. I agreed. I will consult my meteorologist and send out a proposed meeting date by email.

Paul Amundson

Minutes Additions: June 26, 2004