

January 16, 2005
North Shore Terrace Condominium Association
Board Meeting Minutes

Attending: Bill Barbat, Tom Rudd, Velma Burkert, Madi Steffens,
Paul Amundson (acting secretary for this meeting)

The Annual Meeting will be held on June 18, 2005 at the Hatfield Marine Sciences Center beginning at 11 AM.

Bob Boyd has retired as Maintenance Director. We will be canvassing the residents for a replacement. Bill Barbat pointed out the shortage of owners actually living here. If no one volunteers, we'll be either hiring the services of a property management company, or devising an alternate solution. If we choose the property management option we need to be very selective and canvas their clients for satisfaction before going this route. Non-volunteer solutions will add costs to the Association. One minimal cost solution discussed was to hire a reliable person to do this job on an as needed basis. Tom Rudd offered to serve as a back up to the Maintenance Director, whoever this might be.

Liz Boyd has resigned from the Association Board. We are seeking an Association volunteer to replace her. Velma Burkert volunteered to call potential replacements. (Theresa Frederickson has agreed to finish out Liz's term as secretary.)

In the previous meeting the Board had approved a motion to eliminate yearly maintenance on decks. Paul Amundson sought a legal opinion on this and we were told we had to continue maintaining decks and fences. After some discussion Bill Barbat suggested we have a yearly inspection walk-through and then hire a person to perform the maintenance as defined/required by the inspection. Bill agreed to do this walk-through together with the Maintenance Director.

We discussed the Reserves study and Paul Amundson volunteered to call Andrew Cordone and ask him to be prepared to summarize the progress at the next Board meeting. Then to further ask him to present the Reserves Study and the results at the Annual meeting.

We discussed the the preparation of the tax return for the Association. Tom Rudd said his tax person was very good. We have a need for the past tax records for the Association (Tax Payer ID# 93-1236941). (Reuben Johnsen has agree to provide the records and to collate the information for the upcoming tax return.)

Madi Steffens handed out the records for our three \$20,000 Certificates of Deposit at Bank of the West (part of the Reserves account). We've accrued \$191.21 thus far.

And as noted the next Board meeting will he held on April 17, 2005 at 2 PM. Madi Steffens offered her home for the meeting (76E).