

**NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION**  
**Board Meeting following Annual Meeting**  
**June 9, 2007, Atonement Lutheran Church, Newport**

**Directors Present:**

Rafael Miranda	Lori Dayton
Johanna Rose	Clayton Richman
Deborah & Andrew Cordone	Theresa Frederickson
Madi Steffens	

**Others Present:**

Penny Eaton, 96E  
Lee Hardy, Yaquina Bay Property Management, Inc.

Lee called the meeting to order at 12:16 PM. All directors were present.

**ELECTION OF OFFICERS:**

Rafael and Theresa volunteered to co-chair as their respective schedules prevent them both from being in residence full time. Lori volunteered to be vice chairman. A motion was made, seconded and passed to elect the volunteers as they have offered.

**SIGNERS ON THE ACCOUNTS:**

Lee noted that, with different officers in place, the authorized signers on the bank accounts needed to be changed. Madi said she will type up the authorization and go by the bank to let them know. Signers will need to stop by the bank and sign onto the signer cards individually. The signers will be Rafael Miranda, Theresa Frederickson, Lorraine Dayton, Madeleva Steffens and Lee Hardy.

**RESERVES PROPOSALS:**

The bid for replacing and painting the siding on the 96 building was presented by Mike Elkins for \$12,500.00. A motion was made, seconded and passed to approve this bid and authorize the work.

Two bids were received for roof overlay on the 66 building. Guy Douglass, who did the 86 building roof, bid \$22,500.00. Mike Elkins bid \$19,000.00. Both bids called for stainless flashing and fasteners and offered a 5-year warranty on labor. Guy's bid was for 50-year Malarkey shingles, and Mike's bid was for 30 year Malarkey shingles. A motion was made to offer Guy the work as the association's first choice if he can get it started within the next two months and to offer Mike the work if Guy could not perform within the time frame. Also, copper strips were to be added to the roofs. If Mike did the work, he is to use the 50-year shingles. The motion was seconded and passed without opposition.

**MAINTENANCE PROPOSALS:**

Carmelo's proposal to apply casseron and bark mulch as weed control for \$1400.00 was accepted. A motion was made, seconded and passed to authorize the work.

Rafael asked that the work be planned to start 3 weeks from now so the service is in July. Also, the approval of a monthly maintenance proposal is contingent on the articulation of a contract at the verbally quoted rate of \$250.00 per month. The landscaping committee will develop a task list to submit to Carmelo as the basis of the contract.

A motion was made, seconded and passed to approve the moss treatment of the roofs by Gerry Nieto for \$1900.00.

**NEXT BOARD MEETING:**

The next board meeting was scheduled for 2 PM, Sunday, Sept. 16, 2007, at Madi Steffens' unit 76E.

**ADJOURNMENT:**

A motion was made, seconded and passed to adjourn this meeting at 1:16 PM.

Lee Hardy