

**NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION  
BOARD MEETING JUNE 14, 2008  
SOUTH BEACH COMMUNITY CENTER**

**Directors Present:**

Rafael Miranda  
Carol Sumner  
Reuben Johnsen

Madi Steffens  
Theresa Frederickson  
Paul Amundson

**Other Unit Owners Present:**

Carla Johnsen

**Others Present:**

Lee Hardy, Yaquina Bay Property Management, Inc

Rafael called the meeting to order at 12:40 PM. A quorum was present with only one director (Clay Richman) absent.

**ELECTION OF OFFICERS:**

Nominations for chairman, secretary and treasurer were opened.

A nomination of Rafael for chairman was made. The motion was seconded. Rafael was voted in as chairman without opposition.

A motion was made to nominate Paul as secretary. The motion was seconded. Paul was voted in as secretary without opposition.

A motion was made to nominate Madi as treasurer. The motion was seconded. Madi was voted in as treasurer without opposition.

**MINUTES OF MAY BOARD MEETING:**

Rafael read Andrew C.'s e-mail with proposed amendments to the May board meeting. Rafael asked for a motion to accept Andrew's changes. The motion was not seconded.

A motion was made, seconded and passed without opposition to approve the draft of the minutes of the May board meeting as presented on the web site. The motion passed without opposition.

**JULY BOARD MEETING:**

The 2008 projects will be addressed at the July board meeting.

Rafael discussed the use of phones at meetings has been discouraging due to lack of good quality speaker phones. He noted that the *Oregon HOA Handbook states that if a majority of the lots or units are the primary residences of the occupants, the PCA and OCA contemplate that meetings of the board of directors are by a*

*gathering of directors in person at a designated location. Telephonic participation by directors should only be permitted when necessary and when at least a quorum of directors is present in person.*

Rafael made a motion that meetings will not be held by telephone unless a quorum cannot be attained in any other way. The motion was seconded and passed without opposition.

The next board meeting was scheduled for 10:00 AM at the South Beach Community Center on Saturday, July 19, 2008

ADJOURNMENT:

This meeting adjourned at 12:53 PM.

Paul Amundson  
Lee Hardy