

**NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION
BOARD MEETING JULY 19, 2008
SOUTH BEACH COMMUNITY CENTER**

Directors Present:

Rafael Miranda
Paul Amundson
Theresa Frederickson
Reuben Johnsen
Madi Steffens

Other Unit Owners Present:

Barry Winters

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc

· Agenda

I. Call to Order with Board quorum consisting of five members at 10:30 am

II. Agenda Review

It was moved and seconded that we add agenda items included under other. This was approved unanimously.

II. Approval of Minutes for June 14 2008 Board Meeting

Andrew C. has asked that his last name not be included in the minutes. We acknowledge the receipt of Andrew C's email. We amended the draft of annual minutes with specific, acceptable corrections. The preceding changes were put in the form of a motion and this was passed unanimously. The minutes were reviewed and approved unanimously.

IV. Tax Filing Status

The tax forms for the years 2002 to 2007 have been submitted for filing.

V. By-Law update plan

Reuben made a motion to draft a letter to Cliff Collard asking to formalize the owner vote assigning responsibility for the deck maintenance to the Association at the January 1998 Association Turnover meeting and reaffirmed at the June 2008 Annual Meeting. Madi seconded the motion. This passed unanimously.

Madi made a motion to create committee to review existing By-Laws with suggested changes from Cliff Collard and others. Theresa seconded the motion. This passed unanimously.

Suggested Committee members: Barry Winters, Rafael Miranda, Carol Sumner

VI. Budget Review

- i. 5 year plan - progress report
The report was given and accepted.

VII. Parking Warning Signs

Three options were presented. Theresa made a motion to accept the bilingual notice of parking violation. Madi seconded the motion. This was approved unanimously.

VIII. Architectural Review Committee

It was decided Association members shall continue submitting their requests to the Association Board as they have in years past. Areas of concern are landscaping changes in limited common area, modifications to decks, lack watering the front islands, and antenna placement.

IX. Other Business

Political Signs

The Board has decided to allow posting of political signs in limited common areas.

Commercial Vehicles

These are currently not allowed. Paul made a motion that personally owned commercial vehicles used primarily for personal transportation (as opposed to commercial hauling) shall be allowed overnight parking privileges. Rafael seconded the motion. It passed unanimously.

Meritage Rental Permit Request Status

The Board sent a letter opposing this (single unit) request. A follow-up query will be done.

5 Year Project prioritization

The following projects are on the list to be completed this year.

- Replacing the west wall of the 85 building was approved for immediate replacement.
Approved contractor Brophy bid unless the bidder cannot get to this immediately, then go to contractor Elkins.
- Replacing the south wall of the 96D unit was approved for immediate replacement. The Board approved Elkins Bid.
- Painting the 85 building. (Delayed until 2009)
- Painting the south wall of the 96C/D units was approved for painting.
- Door replacement in the 66 building. This project has been initiated.
- Decks are on the list and their replacement/repair timing will be reviewed in September.

Professional Reserves Study discussion will be addressed in September.

X. August Meeting Planning

I. Location - South Beach Community Center

II. Date - August 23 at 10 AM

III. August 23 Agenda Items

Letter to lawyer

Parking signs

Projects

By-Law Committee

XI. Adjournment

Twelve noon.