

NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION
Board Meeting August 23, 2008
10:00 AM, South Beach Community Center

Directors Present:

Rafael Miranda	Paul Amundson
Carol Sumner	Madi Steffans
Theresa Frederickson	Clay Richman

Others Present:

Dorothy Johnson
Lee Hardy, Yaquina Bay Property Management, Inc

CALL TO ORDER:

Rafael called the meeting to order at 10:02 AM. A quorum was present. Directors reviewed the proposed agenda. A motion was made, seconded and passed to approve the agenda as presented.

MINUTES OF JULY BOARD MEETING:

A motion was made, seconded and passed to table the approval of the July minutes pending consideration of a letter received from Andrew and Deborah C's attorney.

ANDREW AND DEBORAH C. COMPLAINT:

Directors present acknowledged the receipt of a letter from Andrew and Deborah C's attorney. After discussion, a motion was made seconded and passed to make a written response to the letter.

ASSOCIATION TAX FILING:

Lee reported the tax returns for 2001-2007 have been filed and taxes paid.

HOA DECK RESPONSIBILITY:

A motion was made, seconded and passed to authorize Rafael to write a letter to the association attorney requesting that the by-laws be amended to include clarification of the authority and responsibility the association has regarding deck maintenance as ratified by a majority in favor vote at the June 2008 annual meeting.

BUDGET REVIEW—PROGRESS REPORT ON THE FIVE YEAR PLAN:

The siding and painting on the south side of 96 C and D is complete and paid for. Lee said that it is possible to improve on the cost of the door replacement as originally bid by purchasing all doors now and starting a gradual installation. The hinges do not, in many cases, need to be replaced as they are already stainless steel. A motion was made, seconded and passed to approve the purchase of all of the replacement doors now. Further decisions will need to be made regarding the side panels next to the doors on the 86 building as the options are to replace with a glass window or an overlay of fiberglass.

The projects completed to date have resulted in a cost savings over estimates. The savings on the 96 building siding and paint totaled \$13,590. That savings will increase to \$15,060.00 if the doors are purchased all at once now.

The deck projects will be discussed at a future time regarding the type of decking material that will be used. Paul and Lee will research the available options and their relative costs.

SURVEYOR'S REPORT:

Paul said the county surveyor, Tom Hamilton located the northeast and northwest corner posts north of the 66 building and illustrated that the property line is not encroached upon by the 66 building rear fences except for the northwest corner post of the 66 A fence. The encroachment is a couple of inches only.

MERITAGE VACATION RENTAL PERMIT:

Rafael reported that the city's decision to deny the vacation rental permit for a Meritage unit owner is being appealed. Information regarding the timing of the appeal and comment period will be forthcoming.

PARKING WARNING SIGNS:

Lee showed directors present the warning tags that will be placed on incorrectly parked vehicles at North Shore. There will be an instruction sheet describing how to use the tags. All copies will go to Lee when a car is tagged. The local residents of the 66 and 76 buildings will receive the tags and instructions to start with. The board will also have tags available if anyone else needs them.

SEPTEMBER BOARD MEETING:

The September board meeting was set for Saturday, Sept. 27, 2008. The location will be confirmed later.

ADJOURNMENT:

A motion was made, seconded and passed to adjourn this meeting at 11:48 AM.

Lee Hardy