

North Shore Terrace Condominium Association - NSTCA
September 27th, 2008

Attendees: Madi Steffens, Lee Hardy, Clay Richman, Reuben Johnsen, Rafael Miranda, Carol Sumner, Dolores Johnson, Paul Amundson

Call To Order:

Rafael called the meeting to order at 2 p.m. A quorum was present. Directors reviewed the proposed agenda. A motion was made, seconded and passed to approve the agenda as amended.

Additions or modifications to the agenda:

Reuben suggested we add consideration of the process for doing the five-year Reserves study.

Attorney feedback clarification on two issues: Andrew C Complaint and By Laws

Review of Minutes:

July 19th, 2008 minutes - unanimous approval as modified
August 23rd, 2008 - unanimous approval as modified

Agenda Items:

Discussion of the distribution of the Association Owner List. It was decided that because this list would be sent to owners only that we would be violating no one's needs for privacy.

Attorney feedback: We responded to the communication from Walter Weiss (on behalf of Andrew C) with a copy to our attorneys.

By-Law update: An amending document is awaiting signatures by Paul and Rafael at the Law offices of Cliff Collard.

Door status and paint selection. The doors are in. And we've agreed on a neutral alabaster white. The replacement is being scheduled at the rate of three per day. The panels with glass beside the doors will be replaced later. Reuben's motion that the replacement panels (six remaining units-excluding Boyd's) include glass-frosted or clear-owner's choice (amended). Madi second. Vote unanimous.

Joanna Rose does not want her door replaced. Unit 86C

Review deck materials and costs. Lee and Paul to do this before next meeting.

Building 85 siding. Only one leak source found. It was where the telephone box was attached. Finished this week (est.)

Update on screen replacement (rusted out). Unit 86D.

Fence Update—Overcome by events.

Progress report on five year plan. Handed out. Verbal summary: Our reserves are about 32K now.

Future Jobs:

Painting the 85 building
Replacing/repairing the 86 Decks

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We will end the year with about \$17.5K in Reserves if we complete the two "Future Jobs" in 2008/2009

Direction from the Board to Lee. Get written estimates for evaluation of the common area in preparation for developing a twenty-five year plan.

Lee handed out more than half of the available parking tickets (with instructions for use) for use.

Unit 66C concerns. Lee reported on meeting held the evening of September 26, 2008. This meeting cleared the air amongst the attendees and the tenant has promised to do better. (Zero tolerance to noise, primarily.)

Landscaping: 96F and 86D -- Owner modifications to the common area will be allowed with approval by the Board. Carol made the motion and Madi seconded.

Landscaping maintenance: Rafael to ask landscaper for scheduled landscaping recommendations.

Meritage permit update: The appeal was denied, but can be appealed to City Council.

No parking zone on NW 33rd Street. This process is underway. The city is considering painting the curbs yellow.

Next meeting (tentative) on November 15, 2008 at 10 a.m. at the South Beach Community Center.

Meeting adjourned at 3:23 p.m.