

North Shore Terrace Homeowners Association Board Meeting  
November 9, 2008

Attendees: Carol Sumner, Maddi Steffens, Paul Amundson, Rafael Miranda, Reuben Johnsen, Lee Hardy

Call to Order

Rafael Miranda called the meeting to order at 2:15 p.m.

Agenda Review

The agenda was reviewed and approved.

Minutes Approved

The minutes for the September 27 meeting were reviewed and approved.

By-Law Deck Amendment

Deck Amendment by-laws update has been recorded with state of Oregon and this update was sent out to unit owners. All existing wooden decks are included in this. All unit owners who do not have wooden decks have the right to have wooden decks constructed and the maintenance of said wooden decks will transition to the Association.

Budget Review

Door installation update (19 purchased/16 replaced) – Units 66 A and D are remaining to be finished. Weather stripping to be repaired/adjusted.

86 Building door panel update – Clear and frosted glass options will be made available.

Deck materials review and scheduling – Five decking materials were priced (attached). Get a sample of the gray Choiede composite from Lowes for evaluation – request small sample from Lowes. Two contractors made bids. One will be chosen and we'll move forward with this work as soon as is reasonable. Building 85 and/or 86 will be chosen for the initial demonstration. (Note: The term "wooden decks" mentioned in the By-Laws paragraph are defined to include the chosen deck material - - including composite.)

85 Building siding update -- Complete

Screen vent inspection report – (86D vent repaired) Inspections of the remaining vents to be done later.

5 year plan – Actual costs have been entered to replace estimates. About \$19K has been saved over original bids thus far.

Parking Update – Excess parking has been cut way back.

66B (Janet Clay letter update – tools stolen)

25 year plan update – Two proposals have been received. Both proposers have done reserve studies. One is a consulting engineer. The other is a retired general contractor and a property inspector. Schedule—available for 2009 summer meeting. January and February meeting with both proposers so we can make a selection at the February meeting.

North Shore Terrace Homeowners Association Board Meeting  
November 9, 2008

Landscaping update – 86D and 86B work okay. Carmelo has not returned calls. Notice to owners to get landscaping, satellite dish placement, and the like changes approved before doing. Rafael will excerpt wording from the by-laws.

Satellite Dish – 85A – Decision--possibly to be moved from south end to west side for appearances sake. Yes/No

City of Newport “No Parking” Sign Update – the signage improvement is in the Public Works cycle and will be placed on the agenda soon.

January Meeting – proposed date – Jan 17th in 2009 at 10 a.m. in the South Beach Community Center (third Saturday).

Adjourn: 3:30 p.m.