

**NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION
BOARD MEETING September 5, 2009
SOUTH BEACH COMMUNITY CENTER**

Directors Present: Rafael Miranda, Barry Winters, Dolores Johnson, Paul Amundson, Reuben Johnsen, Alan Gihuly, Carol Sumner (Quorum present)

Others Present:

Lee Hardy, Yaquina Bay Property Management, Inc

Call to Order:

Saturday, September 5, 2009, 10:00 AM

Agenda Review:

Added discussion on Landscaping problems in Units 76 C and D, Moss abatement and unpaid dues - owners responsibilities

Approval of June 6, 2009 Board Meeting Minutes:

Approved the June 6 Board meeting minutes and approved the distribution of the draft of Annual Board meeting minutes to the owners

Current Project Review:

1. Bldg 85 Decks - Contractor is working on Unit 85D. All other decks completed.
2. Door Installation: 1- Bldg 86 door metal panels - Contractor needs to paint Joanna Rose's Door and 2-Side panels - needs to complete owner preferences.
3. Bldg 85 Painting - Completed
4. Asphalt re-surfacing - Completed

Prioritization of Projects for 2010:

1. 86 Siding - two walls
2. 76 Decks
3. Power Wash 76

Motion made and seconded to obtain bids for these projects. Passed unanimously.

Review of parking rules:

Discussed owner responsibility that "No trailers, boats, mobile homes, motor homes or other recreational vehicles may be parked or stored on the common area.". Agreed that owners may park these vehicles for loading and unloading and that owners should abide by the by-laws.

Satellite dish installation on Unit 76B:

Owner has been notified that installation was improperly done and that the board is reviewing the current installation.

Motion made, seconded and passed unanimously to amend the Satellite Dish rules to clarify the process of obtaining board approval in writing prior to installation.

Maintenance of unit's landscaping in limited common area:

Limited common area landscaping has not been maintained consistently in the 66/76 units.

Motion made, seconded and unanimously approved to direct the property manager to inform the owners and renters to maintain limited common area next to driveway so that it is weed free.

Board suggests that if homeowner/renter is unable to meet the obligation they consider hiring a landscaper.

Moss abatement:

Power washing for all fences and spouts is needed.

Motion made, seconded and unanimously approved to obtain bid for Moss abatement

Annual Meeting Follow-up:

Motion made, seconded and unanimously approved to ratify the decision (expressed by a majority vote) made by the members at the annual meeting to increase the reserved by \$30 to a total of \$150/month effective July 1st 2009.

Planning for next meeting:

Have samples and discussion on new signs for front entrance.

Dish installation and rule changes on the web

Bids for 2010 jobs and moss abatement

Next meeting: January 9, 2010 at 10:00 AM at South Beach Community Center.

Adjournment at 12Noon

Submitted by Barry Winters, Board Secretary