

**NORTH SHORE TERRACE CONDOMINIUM ASSOCIATION  
BOARD MEETING January 23, 2010  
SOUTH BEACH COMMUNITY CENTER**

**Directors Present:** Rafael Miranda, Barry Winters, Reuben Johnsen, Alan Gihuly, Carol Sumner (Quorum present)

**Others Present:**

Lee Hardy, Yaquina Bay Property Management, Inc; 85C owner

**Call to Order:**

Saturday, January 23, 2010 at 10:14 AM

**Agenda Review:**

No changes to that proposed by Board President

**Approval of Minutes for September 5, 2009 Board Meeting:**

Approved unanimously

**Second Half of 2009 Completed Projects Review:**

Bldg 85 and 86 Decks, Asphalt Sealing

Bldg 85 Power Washing, Painting and Decks, Fence Repairs

**2010 Project List Prioritization:**

Bldg 76 Building Power Washing

Bldg 96 Fence Power Washing

Bldg 86 Siding Replacement \$ 28K

Bldg 96 Siding

Bldg 76 Decks

Project prioritization will be finalized as soon as we get bids from contractors

Approval by e-mail vote – target March 2010

**Old Business:**

Door Installation Status

Bldg 86 door metal panels - lack of feedback, Lee to gather information from homeowners and work with contractor to complete by May meeting

Satellite Dish Rules updated on the website.

Budget Report – All agreed that at future meetings this report should be given as first order of business following traditional formalities

Front entrance signs

Voted to combine the arrow pointing to Northshore from one of the examples with the fonts from another example. New sign will be sent to board and approved by e-mail

**New Business:**

Complaints

a) Owners not cleaning up after pets - Lee to send notice to owners in next statement to remind them of keeping up with pets.

b) Parking operable and currently validated vehicles. Vehicles parked on the complex must have current registration.

Request from Reuben to discuss standardizing color for painting of garage doors.  
Deferred to May meeting.

**Planning for next meeting:**

Agenda for next meeting

Approval of minutes

Budget Review

Prioritization of projects review

Status of door panels – Bldg 86

Request for painting Garage Doors

Planning for Annual Meeting

Next Board Meetings: Saturday, May 8, 2010

**HOA Annual Meeting: Saturday, June 12, 2010 at 10:00 AM**

Meeting Adjourned at 11:30 AM

Submitted by Barry Winters, Secretary