

**NORTH SHORE TERRACE CONDOMINIUM HOMEOWNERS ASSOCIATION**

**Board Meeting June 22, 2013**

**Following Annual Meeting, Newport Recreation Center**

**Directors Present:**

Al Gilhuly

Corky Johnson

Paula Jones

Paul Amundson

**Others Present:**

Lee Hardy, Yaquina Bay Property Management, Inc.

**Call to Order/Establishment of a Quorum:**

Al called this meeting to order at 11:02 AM. Four of five directors were present, constituting a quorum.

**Election of Officers:**

A motion was made, seconded and passed to re-elect the current slate of officers. Al will remain president, Paula will remain secretary and Corky will remain treasurer.

**2013 Budget:**

Directors discussed the draft budget Lee presented. The concrete repair may be done out of operating funds, or it can be done out of reserves and then the cost reimbursed to reserves by the operating funds.

All 2013 reserve projects were reviewed. A decision on choice of colors will be made based on a selection provided by Sherwin Williams. Directors will meet on site after this meeting and look at how the color selections work together for the 66 and 76 buildings. Directors present seemed to prefer the colors "coastal plain" and "stone briar". The shade of white that will be used for trim and garage doors will be determined as well.

A motion was made, seconded and passed to approve the draft budget as presented.

**Fidelity Bond:**

A motion was made, seconded and passed to purchase a fidelity bond for the HOA and its board with a limit of \$100,000.00.

**Other Business:**

Directors addressed landscaping issues. Carmelo will be asked to pick up trash twice per month as well as doing the normal pruning and weeding. The planting areas at the unit entries were confirmed to be the responsibility of the unit owners. Al said that Clay Richman agreed to do some tree pruning if needed, and the larger tree projects will be performed by a contractor.

It was noted that front doors to the units are not visible from the common areas unless one is right at the door. Directors speculated that it really does not matter what color an owner wants to paint his or her door. A motion was made, seconded and passed to allow an owner to paint his or her own door at his or her own expense.

**Next Board Meeting:**

The next board meeting was tentatively scheduled for 10:00 AM, Saturday, September 7, 2013. It will be held at the office of Yaquina Bay Property Management, Inc.

**Adjournment:**

A motion was made, seconded and passed to adjourn this meeting at 12:00 Noon.

Lee Hardy  
June 22, 2013