

***NORTH SHORE TERRACE
CONDOMINIUM ASSOCIATION
Board of Directors Meeting
April 18, 1998***

Directors Present: Gestson, Reynolds, Carter, Roby and Dotson.

Guests: Becky Dotson – recorder, Dennis Moore - owner

Minutes from the March 21, 1998 meeting were approved.

Message from the Chairman:

The Board has scheduled a special owners meeting for Saturday, June 6, 1998. This date was selected to encourage maximum attendance, particularly for “out of towners”. I hope you will be there. The agenda will include items of importance to all of us.

You should have received a letter from our new insurance agent, which describes the coverage required by owners. To satisfy the by-laws, please ask your insurance company to send a Certificate of Insurance to the North Shore Terrace Condominium Association, NSTCA, listing the NSTCA as “additional insured”.

Coast Chimney advised Don that the six chimneys in Building Phase I were inspected on March 25, 1998 and all were found to be clean.

A review of all NSTCA costs through January 1, 1998 was completed. All costs were documented and with the support of recent letters from Dennis Moore, all appear to be reasonable and proper. The review did highlight the \$5,000.00 “subsidy” to owners for their first year insurance. A total of \$2,315.00 was identified that had been charged to the Maintenance Account and should have been charged, under Oregon Condo law, to the Reserve Account.

The board accepted the review of cost and approved the transfer of \$2,315.00 from the Reserve Account to the Maintenance Account.

A report of the Maintenance Account and Reserve Account from April 1, 1997 to March 31, 1998 accompanies these minutes in the mailing.

NSTCA is covered by a new insurance policy, issued by State Farm Insurance, at considerably less money than before. The cost of the premium is \$3,439.00 per year.

The board was advised today that Mr. Kenneth Nelson, Unit 76F, died recently of lung cancer. We extend our condolences to his wife and family.

Old Business:

1. Landscaping – Becky presented a report of the current situation regarding landscaping of the property. Problems were identified for each area along with recommendations of what could be done to correct and improve each situation. The board will make decisions on each project in the near future after a bid from a landscaping business has been received.

If owners wish to hire Carl for landscaping, painting, carpentry work or other on their property, his cost to the owner is approximately \$15.00/hour. NSTCA is only responsible for the common grounds and the building exteriors. If you want yard or repair work and are not certain if the property is yours or common property, please contact Don Gestson for assistance. Work completed on private property is the responsibility of the individual owner.

The board tabled action on the “island” for the time being as there are more pressing priorities at this time.

2. Damaged Garage Door Panels - Replacement will cost approximately \$1,100.00 and be covered by insurance. Carl would not charge more than \$250.00 to paint the panels, which includes the cost of the paint. Dennis Moore will complete the paperwork for the insurance claim.
3. LaQuina Shores – LQS’s Association President, Greg Brown, claims they are dumping on their own property. It has been confirmed that LaQuina Shores does own a small amount of property on the south side of their fence. Mr. Brown has agreed to discuss the matter at LQS’s June owner’s meeting and explain that it creates a fire hazard and attracts rodents. Dennis Moore will check further with the City of Newport in regards to the city’s dumping ordinance.
4. Site Lighting – Central Lincoln PUD’s recommendation would cost NSTCA \$24/month per light. The plan was deemed an unsightly and unreasonable option. A bid from a private contractor is still pending.
5. LP Siding – A claim form was submitted 4-03-98 and we are waiting for a response. When this occurs, an inspector will inspect the siding and determine the extent of the damage. Compensation for replacement is then determined on an established scale. More will be known after the inspection, hopefully within 60 days from now. Phase I is showing damage on the protected sides of the building.

Dennis Moore advised that Phase IV is sided with Weyerhaeuser siding and contractors in the area are seeing failures in this siding as well.

6. Phase I Painting – Will wait another year before considering painting of Phase I. This will allow time to determine the LP failure issue. The only bid received to date to paint Phase I was \$12,900.

7. Pest Exterminating – Two vendors were contacted. The first quoted \$720.00/year and the second was \$2,340.00/year. The board decided not to accept either bid and instead encourage owners to watch for rodent damage and the presence of carpenter ants (the large black ones). If damage is detected, contact Don as soon as possible. For absent owners, as board members are frequently inspecting the buildings due to the LP siding issue, any pest damage detected will be reported to you and appropriate action taken.
8. Owner and Renter Pets – Please be responsible for your pets. It could become costly to replace damaged shrubbery due to pets using the common areas for a bathroom. Also, please clean up after your dogs on the property.

Requests for Consideration

- Identify a “handyman” for NSTCA.
- Develop a list of whom to call in emergencies i.e., tree falls on a unit, limb breaks a window, etc.
- Develop a list of recommended contractors to meet upkeep needs of the owners.
- Develop a guide as to what owners are responsible for maintaining and what falls upon the NSTCA to maintain.

SPECIAL OWNERS MEETING

When: June 6, 1998, 1:00 p.m.

**Where: Hatfield Marine Science Center, South Beach (map on back of this page)
Room 9 at the main entrance**

Owners are encouraged to attend this meeting, as issues important to all of us will be discussed. Any agenda items for the June meeting should be sent to Don Gestson, in writing. Requests need to be received no later than May 30, 1998.

The next Board meeting is May 16, 1998 at 9:00 a.m. at Virginia Reynolds' residence, Unit 96E.

Respectfully submitted,



Dennis L. Dotson, Secretary