

***NORTH SHORE TERRACE
CONDOMINIUM ASSOCIATION***

***Board of Directors Meeting
September 17, 1998***

Directors Present: Gestson, Reynolds, Stanley, Mishey, Carter and Dotson

Guests: Becky Dotson - recorder

Minutes from the July 18, 1998 meeting were approved with a correction to Item 9 - should read Phase III

Message from the Chairman – Don Gestson

The latest information on L-P siding and related actions at this meeting are being provided to the owners by letter.

Based on the response to the questionnaire, the Board is taking the preliminary steps necessary to turn over most of the management to a contractor. Owners are urged to continue their efforts, which help to maintain a "cared-for" site appearance. These efforts are appreciated and reduce our costs.

Anyone using the Baywood garbage dumpster is asked to "cease and desist".

Treasurers Report

Bills are paid and we received a credit from Central Lincoln PUD. Insurance that was carried for the bookkeeper when Dennis Moore chaired the NSTCA will not be renewed, as Virginia is not an employee of the Association.

Old Business

1. Speed Signs - They are installed and hopefully will remind people to drive slowly. There are a couple of young children that ride their bikes on NW 33rd PI. and on the Association's property. As they are not watching for you, you need to watch for them.
2. Garage Doors – Panels are on order and will be replaced when received.
3. Tree Damage - Insurance does not cover a live tree falling on the property as they consider it an act of God. Dead trees falling on the property are covered by insurance. The insurance company then litigates against the property owner that owned the dead tree.

4. Satellite Dish – Satellite dishes will be permitted as FCC regulations specifically state that homeowner associations can not prohibit their use. There appears to be an exception to mounting the dish when the property is owned by the Association and not the individual owner. Susan is going to check further.
5. Dumping – LaQuina Shores has placed a lock on their back gate to stop the dumping of material. Don will talk to state parks about the need to remove the remaining material. Dumping has occurred since on the island and in the area north of the roadway. Bill will check with Sam Sasaki, City Manager, on what the city would be willing to do as far as weed control on 33rd Pl. and the island.
6. Site Lighting – Don is testing a new fluorescent light bulb. It is brighter and is suppose to last longer. It is also more expensive than what has been used, but the current bulbs are continually prematurely burning out requiring more frequent replacement. If the new bulb works as expected, NSTCA will save some money.
7. Pest Control – As no volunteers stepped forward, a discussion resulted in an idea to produce a pamphlet that will be provided to owners and residents advising what to look for as evidence of pest infestation. Powder Diazinon works very effectively for ants and other crawling insects. Can be lightly applied to the perimeter of your unit when the ground is dry to control their intrusion.
8. Questionnaire Returns – Not much of a return from owners. This led the Board to conclude that a paid manager may have to be hired to take care of NSTCA business.
9. Landscaping - Carl Findley is no longer interested in landscape work and has suggested an alternative. Leo Pinto is a landscape contractor and has been approached regarding his cost for services. Pinto will be contacted again to arrange landscaping services. \$300.00 approved for the initial work.

New Business

1. Damaged Vehicle - A vehicle was damaged by West Coast Drywall in front of Unit 76B. Their truck backed into the vehicle. The owner of the vehicle is apparently dealing with the company and insurance adjuster to repair the vehicle.
2. Fire Hydrants – NSTCA owns the fire hydrants on our property and it is our responsibility to maintain and repair when necessary. Arrangements will be made to have the hydrants inspected and serviced once each year.
3. LaQuina Shores vs. Baywood - Owners are quarrelling over dog droppings. We ask that NSTCA owners and renters keep their animals off of Baywood and LaQuina Shores properties and not add fuel to their fire.

4. Young Children – Reports have been received that two young children, Dallas and Haley, have nearly been struck by cars on NW 33rd Pl. and on Association property. Residents are asked to use caution when leaving and entering the property. Parents are asked to counsel their children regarding safety and caution as no one wants to see these children injured.
5. Tenant Communication – The Board agreed that renters should receive the minutes as well to be keep current of events affecting NSTCA.
6. Management Book – A book with duties and responsibilities of board members will be created. Don had already prepared a list of items relevant to the Association and its continued operation.
7. Caulking – Board approved expenditure of up to \$1,000.00 for caulking, which includes inspection of the skylights.
8. Cracks/Settling – If owners are noticing cracks in walls or concrete, please call Mike at 265-3383.

The next Board meeting is November 21, 1998 at 9:00 a.m. at Mike Carter's residence, Unit 96H.

Respectfully submitted,



Dennis L. Dotson, Secretary