

***NORTH SHORE TERRACE
CONDOMINIUM ASSOCIATION***

***Board of Directors Meeting
January 16, 1999***

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

Guests: Lee Hardy, Yaquina Bay Property Management.

The meeting was called to order by the Chair. A discussion between board members and Ms. Hardy took place to identify property management services that are available from her and the cost. The board considered the information and is investigating another option recommended during the meeting. Ms. Hardy may be contacted for a proposal.

Minutes from the November 21, 1998 meeting were approved as written with a question on ownership of some decks and/or fences. Further research will be done to resolve this issue.

Message from the Chairman – Don Gestson

North Shore Terrace Condominium Association, NSTCA, has recently completed the initial landscape and perimeter trimming. Starting in the spring, Leo Pinto (a Master Gardener) will be back to trim escallonia, large rhodies, and heather and fertilize as needed.

At my request, the Newport Fire Chief inspected our property and found the condition to be generally acceptable for fire fighting purposes. He noted that access to electric meters is necessary during a fire since they “pull” the meter to shut off the power. Likewise, access to the gas shut off valve at the meter is necessary.

Owners are asked to follow NSTCA’s lead by trimming or removing their plants that interfere with the siding or fence. “NO DUMPING” signs have been posted to remind us that dumping rubbish on the adjoining properties is NOT ACCEPTABLE. This includes the “garbage container” at Baywood.

For those who are not regular customers of Thompson’s Sanitary Service, they offer a “one can pick-up” on garbage day (Monday) for \$6.00 by prior arrangement.

Treasurers Report

Virginia reported that we are solvent.

Old Business

1. Dumping – Don spoke with Beverly Beach Park Manager Claude Crocker regarding the LaQuina Shores dumping. Ranger Crocker advises that the property is owned by the state parks. He will have a crew clean the area this spring.
2. Landscaping – Brush has been cleared from the north side of Phase I.
3. L-P Siding – It will be two to four months before NSTCA receives a written settlement from L-P. Initial information indicates the settlement will not be sufficient to replace all damaged siding.
4. Management Book – The board approved the *Management Book* and a copy will be provided to each unit owner.
5. Insurance Certificates – Current insurance certificates are needed for 66B, 66D, 76F, 85C, 96A, 96C and 96H. The Board of Directors is required by the bylaws to maintain proof of current and adequate unit insurance. Please forward them to Susan Stanley.

Site Review

1. Plants and Other Materials - Large plants in direct contact with the siding were found at units 86A (Boyd), 86B (Dayton), 86F (Smith), 76C (Harris), 76F (Nelson) and 76G (Burkert). If owners wish to keep vine covering on a fence, they may do so by sending the NSTCA Board a letter accepting responsibility for maintenance and repair of the affected fence.
2. Gutters – Signs of gutter overflow were discovered on Phases IV, V & VI. The gutters will be cleaned in the near future.
3. Dumping/Litter – After Leo Pinto's crew cleared the plant growth from the north end of Phase I, someone dumped brush material in the area. Please **DO NOT DUMP** your trash, rubbish or other material. A "pot pipe" used for smoking dope was found on the property. It was destroyed and disposed of.

New Business

1. Budget 98-99 – The current budget was reviewed and NSTCA is currently under budget.
2. Budget 99-00 – Assignments were made for the preparation of the new budget. Major maintenance items identified are painting, asphalt maintenance, power washing and decking treatment.
3. Spending Authorizations – Board approved additional costs of \$450 for perimeter plant undergrowth maintenance and removal plus dumping costs. Also approved an increase to \$220 for utilities expense. This was due to the frequency of light replacement prior to using fluorescent lights.

The next Board meeting is Thursday, March 4, 1999 at 7:00 p.m. at Don Gestson's residence, Unit 96F.

Respectfully submitted,



Dennis L. Dotson, Secretary