

NORTH SHORE TERRACE  
CONDOMINIUM ASSOCIATION  
Board of Directors Meeting  
March 4, 1999

Directors Present: Gestson, Carter, Reynolds, Stanley & Mishey

MESSAGE FROM THE CHAIRMAN

Unfortunately, we find it necessary to again raise the dues. Based on the questionnaire response and the voluntary owner activities, the maximum degree of owner participation has been established. The result is an increase in contracted work. Questions remain regarding the level of management and administration that members of the Board members will accept. To provide flexibility, a contingency for property management is included. We are still awaiting the letter telling us what to expect in compensation for L-P siding damage. It appears that the "rules" change. To assure our best position, funds are included for legal review. Areas of deterioration have been seen that need site repairs.

It is important for owners to attend the meeting on June 5 to participate in the election of Board Members and to better understand ongoing and planned actions.

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Minutes of the 1/16/99 meeting where approved as written.

Virginia reported that we are solvent. Since the annual financial report date is 3/31/99, it will help if current dues are paid.

Nothing has been received on our L-P siding claim. Since the settlement conditions are confusing, it was agreed that we should get a legal review of our position (Bill & Don to pursue). We are eligible for a second claim inspection in April. It was agreed that we file.

Authorizations

- \$350 to remove asphalt to stop siding rot (Bldg 66 east end)
- Contract trim painting of Building 86. Mike to obtain bids and specifications.
- \$3,435 to renew insurance with \$500 deductible

Bids (up to \$2350) were received for sealing the south half of the asphalt. Action was deferred to the 6/5 owners meeting.

Changes and additions that complete the Management Book were reviewed. Copies will be given to owners. Bill & Don will get a proposal on specific areas of Property Management.

Revisions to the Use Restrictions under Article XIV in the By-Laws were approved. These revisions relating to parking and chimney sweeping are included as an attachment.

Fiscal Year Maintenance Budget (4/1/99 to 3/31/00) was approved as follows:

Insurance	4000
Office	600
Landscape/perimeter	2500
Repair	500
Structure Maint. (Roof)	1000
Siding protection (caulk etc)	1000
Pest	500
Utilities	200
Legal/Reg	1000
Asphalt seal set-aside	1000
Paint set-aside	13500
Contingencies - Property management	3000
- Reserve Study	500
- Unknown	800
TOTAL	30100

To support this budget, an increase the Maintenance Dues to \$85 was approved effective 7/1/99. The total monthly dues, including the Reserve Dues of \$10 will then be \$95.

Excluding the insurance, asphalt seal set-aside, paint set-aside and contingencies, the Board authorized the spending of funds up to the budget amount in each category listed.

#### SITE REVIEW

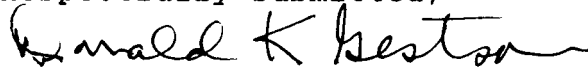
- Plants interfering with siding: 76D (Perrin), 86A (Boyd), 86B (Dayton)
- Plants interfering with fencing: 86A (Boyd), 86B (Dayton), 86A (Smith), 76C (Harris), 76F (Nelson), 76G (Burkert), 96B (Waters)
- Stored gate needing resolution: 86A (Boyd)
- Extensive siding wood rot from soil contact: 66 east wall
- Slope erosion & soil to siding contact: 96A east wall
- Car in storage 5 months: 66G (Mishey) -Owner & tenant repeatedly advised that rules do not permit external storage

#### INSURANCE CERTIFICATIONS

- One Year Overdue: 85C (Hughes)
- Three Months Overdue: 96A (Johnson), 96H (Carter)
- One Month Overdue: 76C (Harris), 86A (Boyd), 86C (Rose), 66B & 66D (Uhlenhake/Elmer)
- Next 3 months; 66E (Bayne), 86D (Ford), 96F (Gestson), 96G (Gill), 86F (Smith), 76E (Steffens), 96B (waters)

NEXT MEETING - June 5, 1999 - Hatfield Marine Science Center  
Board 12:00noon, Owners 1:00pm

Respectfully submitted,



Donald K. Gestson, Acting Secretary

## REVISED RULE FOR PARKING, BY-LAWS ARTICLES XIV 2. (a) &amp; (j)

There shall be no trailer, boat, mobile home, motorhome, truck, motorcycle or any other similar vehicle or vehicle-like item parked overnight or for storage purposes upon any of the common elements.

All vehicular parking shall be limited to within garages designated for that purpose and designated areas within the general common elements. Residents may park in front of the garage of the unit except for the seven units in Buildings 66 & 76 where "one-car" spaces with painted designations are provided.

Parking on the common areas is limited to residents and guests, during their visit. Spaces are provided south and west of the mailboxes for resident and guest short-term parking.

If a car on site is not actively used for personal transportation on public roads, it is considered to be in storage and must be kept within a garage.

Protective fabric covering is not permitted on vehicles parked on common areas.

No vehicle repairs are allowed on the common areas.

The number of resident vehicles on site shall not exceed the designated parking spaces assigned to the unit. Units with a one car garage are allowed two vehicles, those with a two car garage are allowed four vehicles.

When renting a unit, the owner must verify and provide the Association with the following:

1. Names of each driver in the household with a valid driver's license.
2. License number, make and model of each vehicle in the tenant's name.
3. Liability insurance company name. (Insurance must be for the vehicle registered and in the tenant's name & address).

A vehicle found to be in violation of the above rules may be towed at the owners expense.

## REVISED RULE FOR CHIMNEY SWEEP, BY-LAWS ARTICLE XIV 2. (h)

Each unit owner in Building 86 shall annually provide the Board with a signed statement declaring that; (a) the unit fireplace had not been used for burning since the last inspection or previous declaration, or (b) the chimney servicing the fireplace has satisfactorily passed an inspection by a Chimney Sweep approved by the Board of Directors. Any costs for inspection and sweeping are the responsibility of the owner.