

***NORTH SHORE TERRACE
CONDOMINIUM ASSOCIATION***

Board of Directors Meeting

June 5, 1999

Directors Present: Gestson, Mishey, Roby, Carter, Stanley and Dotson.

The meeting was called to order by the Chair.

Minutes from the March 4, 1999 meeting were approved as written.

Message from the Chairman – Don Gestson

None.

Treasurers Report

Received and accepted.

Old Business

1. *Budget 99-00* – Reviewed and accepted.
2. *Dumping* – State Parks will clean up the affected area. LaQuina Shores has posted a no dumping sign on their side of the fence and locked the gate.
3. *L-P Siding* – NSTCA has to decide whether or not to participate in a possible settlement from LP. The owners will be asked for their input. The directors support participation at this time.
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 66E (Bayne), 86C (Rose), 86F (Smith), 96G (Gill) and 96H (Carter). The Board of Directors is required by the bylaws to maintain proof of current and adequate unit insurance. Please forward them to Dennis Dotson, 96D.

Site Review as of June 5, 1999

1. *Plants and Other Materials* – Plants in direct contact with the siding were found at unit 86B (Dayton).
Plants in direct contact with fencing was discovered at 86A (Boyd), 86B (Dayton), 86F (Smith), 76C (Harris), 96B (Waters).
Plants carry moisture that is transferred to siding and fencing resulting in damage. 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.

- Dead & overgrown common area owner plants – 66A (Roby)
2. Dumping/Litter – Dumping sites were located north of building 66, east of building 76 and east of building 86. **Please DO NOT DUMP your trash, rubbish or other material on NSTCA property or adjoining property.**
 3. Chimney Declarations – Declarations that the chimney has been inspected and cleaned are due from 86B (Dayton, 86C (Rose) and 86E (Roby).

New Business

1. Spending Authorizations – \$3,000.00 to paint soffits, structures, trim and other areas as necessary to avoid deterioration.
\$2,000.00 additional for siding protection and caulking bringing the total to \$3,000.00.
2. Amendment to Building Repair Policy – “All thermal insulation” added to owner responsibilities under (item 2).
3. Rusting Staples – Several units have rusted staples on the framing of the garages. NSTCA will remove and repaint currently affected areas. Owners and residents that apply staples to wood surfaces to secure Christmas ornaments in the future are asked to remove them so they do not rust and detract from the appearance of the structures. Owners will be billed for future repairs.
4. Painting – Trim and garage doors painting and other maintenance, as required, approved for building #86.
5. Building #96 Inspection – There will be an inspection of the Weyerhaeuser, Shur-lock, siding. Some buckling has been discovered.
6. Resignations – Four resignations from board members were received. Gestson, Stanley, Roby and Reynolds.
7. Landscaping – SE corner slope will be covered by netting and barked to stabilize it. Plants will be trimmed, fertilized and replaced as needed. Weeds and blackberries will be poisoned.

The next Board meeting will be announced once it is scheduled.

Respectfully submitted,



Dennis L. Dotson, Secretary

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