

**BOARD OF DIRECTORS MEETING
MCNARY HIGHLANDS CONDOMINIUM
NOVEMBER 27, 2006
Page 1 of 2**

**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS MEETING
HELD AT 6:30 PM ON NOVEMBER 27, 2006 AT 3433 MCNARY PARKWAY, #108, LAKE OSWEGO
OREGON.**

Present: William Barnes, Chairman
Don Adams, Treasurer
Christine Sutton, Director
Ann Lee Condon, Director

Absent: Molly French, Secretary

Owners Present: Pat Segars, #603

By Invitation: Nancy L. Reed, Community Manager
COMMUNITY MANAGEMENT, INC. AAMC

I. CALL TO ORDER

The meeting was called to order at 6:30 pm.

II. OWNERS FORUM

Homeowner Pat Segars raised questions concerning the budget increase.

III. TREASURER'S REPORT

Treasurer Don Adams reviewed the Treasurer's Report and noted that spending for October is \$1,512 below the approved budget amount and the year-to-date amount is \$2,739 below. Property maintenance is currently \$1,200 over budget. It was noted that \$83,000 has been spent from reserve account; \$25,000 needs to be applied if gutters are included. The Board has budgeted \$60,000. A comment was made that the association has at least spent what was projected in the reserve study. Discussion followed concerning the costs of paint, leaks, and siding repairs. It was noted that HPS has been successful in repairing leaks. Discussion followed regarding the reserve deposit. The original reserve deposit was to be \$77,000. It was noted that more has been spent in 2006 than expected and the two issues the association has been struggling with are the removal/thinning of trees (\$10,000 added) and the inspection of decks. Chairman Bill Barnes noted the operating budget has always been on track. Discussion followed regarding paint colors and landscaping.

IV. OLD BUSINESS

A. Final Sign-Off on Gutter Work

It was noted that a consultant should be brought in to inspect the gutter replacements for a final sign-off. Jay Bilgere with HPS will be asked about providing that service.

V. NEW BUSINESS

A. Landscaping

Director Chris Sutton commented that she met with Chris of Pacific Landscape and asked that they perform the hillside maintenance every first Friday of the month.

B. Annual Meeting Date

The annual meeting will be held on the fourth Monday in April.

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Page 2 of 2**

VI. NEXT MEETING DATE

The next meeting date will be Monday, January 22, 2007. There will be no meeting in December.

VII. AJOURNMENT

The meeting was adjourned at 7:45 pm.