

Approved

**BOARD OF DIRECTORS MEETING  
MCNARY HIGHLANDS CONDOMINIUM  
FEBRUARY 26, 2007  
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**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS MEETING  
HELD AT 6:30 PM ON FEBRUARY 26, 2007 AT 3433 MCNARY PARKWAY, #108, LAKE OSWEGO  
OREGON.**

**Present:** Bill Barnes, Chairman  
Molly French, Secretary  
Christine Sutton, Director  
Ann Lee Condon, Director

**Absent:** Don Adams, Treasurer

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

**I. CALL TO ORDER**

The meeting was called to order at 6:35 pm.

**II. OWNERS FORUM**

Director Chris Sutton reported that Dale Garretson (#703) requested Board approval to put in a garden somewhere in the common area, probably above the cedar trees in the area above the upper parking area. Discussion followed regarding how water for irrigation would be provided. The Board requested that Chris ask Mr. Garretson to provide more information before they could approve the request.

**III. MEETING MINUTE APPROVAL  
AGREED**

Approval of the January meeting minutes was postponed until the final edits can be incorporated into the draft. Nancy Reed will email a new draft to the Board.

**IV. TREASURER'S REPORT**

Secretary Molly French reported having discussed with Treasurer Don Adams having French take over Treasurer duties in the future. Molly French reviewed the January financial report and the current accounts receivable.

**V. OLD BUSINESS**

**A. Status of Maintenance Work (gutters/downspouts)**

The Board of Directors reviewed the punch list for Interstate Roofing. Discussion followed about the as yet unresolved matter of the gutter and downspout system across the front of the carports. Nancy Reed will pursue this change with Interstate Roofing.

**B. Tree Pruning/Removal**

Ken Sutton reported that there would be an arborist's walkthrough on Saturday, March 17 at 10:00 AM. Sutton also suggested that a photographic inventory of the existing trees be assembled. The Board reviewed the two bids already received and noted that the costs seem to be within the amounts budgeted for the project.

**C. Review of Landscape Maintenance duties/contract**

Reed presented a proposal for bark dust. The proposal specified 10 units at a cost of \$2,400. no decision was made at this time.

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Chris Sutton presented a revised proposal for re-landscaping of the tree well bed in front of building 2

**AGREED**

Ann Lee Condon made a motion to approve of an increase in the budget for this project from \$400 to \$590. The motion was seconded and unanimously carried.

The Board reviewed the revised Hillside Maintenance Agreement.

**VI. NEW BUSINESS**

**A. Repair/Painting**

Nancy Reed reported that there had been reports of windows leaks at unit 501 and unit 302, and that HPS Inc. was scheduled to investigate on Tuesday, February 27<sup>th</sup>.

Discussion followed regarding repainting the buildings/ It was agreed that:

- The Board should schedule a walk through before the next Board meeting. This was tentatively scheduled for Saturday, March 24<sup>th</sup> at 2:30 pm. Reed will see if Jay Bilgere with HPS Inc. is available to meet with the Board on that day.
- The Board would like to meet with a paint representative to discuss exterior color changes with the upcoming repaint, and present options to the members at the annual meeting.

**VII. NEXT MEETING DATE** – The next Board meeting will be held on Monday, March 26th.

**VIII. AJOURNMENT**

The meeting was adjourned at 7:45 pm.