

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

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

**By Invitation:** Jay Bilgere, **HPS Inc.**  
Rob Clayton, **Sherwin William Paint**  
Nancy L. Reed, Community Manager  
**COMMUNITY MANAGEMENT, INC. AAMC**

**Owners:** Pat Segars, Beth Erlandson

**I. CALL TO ORDER**

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

**II. OWNERS FORUM**

none

**III. TREASURER'S REPORT**

Treasurer Don Adams reported that at the end of February, the Association was \$978 over budget, due to the roof repair expense after the new gutter installation and the snow and ice removal in January.

**AGREED**

Treasurer Don Adams moved approval of transferring \$11,422.51 accumulated from the 2006 undesignated operating fund into the reserve fund for the current year. The motion was seconded and carried unanimously.

Adams said that he has tried diligently to build the reserve funds during his tenure as treasurer. Adams implored the Board to continue to increase reserve deposits annual by an amount at least equal to construction cost increases.

**IV. OLD BUSINESS**

**A. 2007 Maintenance Work**

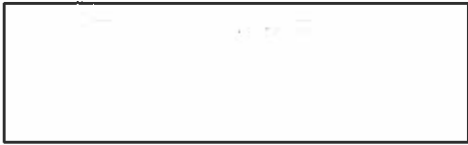
Christine Sutton reviewed the possible necessary repair list from the Board walk through on March 24. Jay Bilgere will take that list and do a walk through of his own and combine all the information into a estimated cost proposal for siding repair/replacement.

The Board and owners in attendance reviewed the potential exterior color combinations with Rob Cayton of Sherwin Williams. Cayton said that he prepare materials for the Board to make a presentation on the color combinations at the Annual Homeowners meeting.

**B. Tree Pruning/Removal**

Ken Sutton reported that he solicited three proposals for tree pruning from Arbor Pro, Arborscapes, and Morton Tree. Morton Tree's estimate was for a total of \$19,585.00, with \$4,000 for pruning the Doug Firs at Buildings 3 and 4, and \$800 for the removal of the oak and

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replacement with an ornamental tree. Sutton reported he was waiting for two more proposals, and that he would post them on the community website once they were received.

**V. AJOURNMENT**

The meeting was adjourned at 8:25 pm.