

draft

**ANNUAL HOMEOWNERS MEETING
MCNARY HIGHLANDS CONDOMINIUM
APRIL 23, 2007
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**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS ANNUAL HOMEOWNERS MEETING
HELD AT 6:30 PM ON APRIL 23, 2007 AT MOUNTAIN PARK RECREATION CENTER BANQUET HALL,
2 MT JEFFERSON TERRACE, LAKE OSWEGO, OR 97035**

Present: William Barnes, Chairman
Molly French, Secretary
Don Adams, Treasurer
Ann Lee Condon, Director
Chris Sutton, Director

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

I. CALL TO ORDER

Chairman Bill Barnes called the meeting to order at 6:35 pm.

II. CALLING OF ROLL & CERTIFICATION OF PROXIES

A quorum was established as follows:

Present in Person:	21
<u>Present by Proxy:</u>	<u>12</u>
Total Present:	33

III. PROOF OF NOTICE

Community Manager Nancy Reed certified that notices for the annual meeting were mailed to homeowners on or about March 27, 2007.

IV. REPORTS AND DISCUSSIONS

A. Treasurer's Report

Treasurer Don Adams presented the Annual Financial Report. Don Adams proceeded to review the 2007 budget and explain why more money was required in the Association's capital reserves. Issues with siding were then discussed and it was noted that expenses to repair the siding in 2007 were not yet known.

B. Maintenance

Discussion followed concerning the recent gutter replacement project performed by Interstate Roofing. It was noted that a few of the roof tiles that had been broken during construction had yet to be replaced. The life cycles of paint were then discussed. The cycles are currently at four to five years and it is difficult to extend beyond that because of McNary's geography. Paint color samples were then reviewed – four samples were provided at the meeting. Painting the entire complex may be a summer 2007 job and the Board will discuss it at future meetings.

C. Landscaping

Bill Barnes noted that committees are being formed at the moment, including a landscape committee and tree committee. It was noted that the Board has budgeted funds to clean up and mitigate the tree problems, not just cut them down. Ken Sutton discussed tree proposals and advised residents that information pertaining to the proposals could be found on the association's website. Resident can then email Ken Sutton and request more information and committee minutes.

V. ELECTION OF THREE (3) DIRECTORS

Ballots for the election were distributed and each of the five candidates addressed the residents in attendance: Ann Condon, Chris Sutton, Beth Erlandson, Brandon Hall, Pat Segars. After the votes were counted by homeowner Connie Guist and Community Administrator Patrick Gorman, it was noted there was a tie for the third position.

VI. APPROVAL OF 2006 ANNUAL MEETING MINUTES

AGREED

A motion was made to approve the meeting minutes from the 2006 Annual Meeting as presented. Motion was seconded and carried unanimously.

VII. NEW BUSINESS

A. Tax Resolution 70-604

AGREED

A motion was made to approve tax resolution 70-604 for 2007. Motion was seconded and carried unanimously.

VIII. OWNERS FORUM

The issue of standardized screen doors was addressed. The Board noted that it would need to look into prices, possible suppliers, and possible installers. Water shut-off locations and hanging baskets were discussed. Board candidate Beth Erlandson noted that she would be interested in drafting a McNary newsletter in order to foster a better sense of community.

IX. ELECTION OF THREE (3) DIRECTORS (CONT.)

AGREED

Director Chris Sutton made motion to have a run-off election where ballots would be sent to each homeowner. Motion was seconded and carried unanimously.

AGREED

Incumbent Director Ann Condon announced that she did not want to be included in a run off election.

AGREED

Motion made to accept elections results. Motion was seconded and carried unanimously. The results were as follows: Beth Erlandson and Brandon Hall were elected to two-year terms. Director Ann Condon then conceded to Chris Sutton, who will serve a two-year term. Ann Condon will still be active in the paint color project.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 pm.