

**BOARD OF DIRECTORS MEETING
MCNARY HIGHLANDS CONDOMINIUM
JUNE 25, 2007
Page 1 of 2**

**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS MEETING
HELD AT 6:30 PM ON JUNE 25, 2007 AT 3433 MCNARY PARKWAY, #108, LAKE OSWEGO
OREGON.**

Present: Bill Barnes, Chairman
Beth Erlendson, Secretary
Christine Sutton, Director
Brandon Hall, Director

Absent: Molly French, Treasurer

By Invitation: Dane Kealoha, Staff Accountant
SCHWINDT & CO.
Nancy L. Reed, Community Manager
COMMUNITY MANAGEMENT, INC. AAMC

I. CALL TO ORDER

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

II. 2006 REVIEWED FINANCIAL STATEMENT

Dane Kealoha, Schwindt and Co., presented the draft of the 2006 reviewed financial statement and answered questions from the Board. Discussion followed regarding updating the reserve study. Nancy Reed will obtain a proposal from Dan Huntley for an on-site update of the reserve study.

III. OWNER'S FORUM

Owner Bob Elton asked that Building 2 be sprayed for carpenter ants. The Board noted that a \$30,000 remodel took place in unit #205.

IV. PREVIOUS MEETING MINUTES

The Board accepted and approved the May 2007 meeting minutes as presented.

V. TREASURER'S REPORT

The Board reviewed the accounts receivable report dated June 25, 2007. It was noted that there are no new delinquencies, and the attorney is actively pursuing the existing 90 day+ delinquent owners.

VI. OLD BUSINESS

A. Review of Revised Building Maintenance Proposal from HPS Inc.

The Board reviewed the revised building maintenance proposal from HPS. In summary, it was estimated it would cost a total of \$522,000 to replace all old cedar siding, all unit windows and sliding doors, and repaint all buildings.. The Board discussed having HPS make repairs as necessary versus having the entire buildings repaired.

AGREED:

Christine Sutton moved approval of accepting the HPS proposal for previously identified repairs in the amount of \$31,293.36. The motion was seconded and approved with three votes in favor, Brandon Hall abstaining.

AGREED:

Christine Sutton moved approval of authorizing HPS to inspect all decks, stairs, and railings for additional repairs and preparing a cost estimate. The motion was seconded and carried unanimously.

B. Tree Pruning Report

Ken Sutton provided a tree pruning update, and reported that all tasks were completed except for #2 and part of #1. Sutton reported that there was one change order for roughly \$150 for pruning of a tree at building #2 near the mailboxes.

C. Paint Committee Report

AGREED:

Beth Erlandson moved approval of deferring building painting until the extent of needed structural repairs was determined. The motion was seconded and carried unanimously.

VII. NEW BUSINESS

A. Outdoor Lighting

Beth Erlandson said that she would research the need and costs of replacing the outdoor lighting.

B. Unregistered Vehicle

Brandon Hall reported that there was a vehicle parked in front of building 6 without registration. Hall said that he would contact the Lake Oswego Police Department.

C. Bike Lockers

Ken Sutton requested approval to install a bike locker behind the dumpster in the common area across from unit 108.

AGREED:

Brandon Hill moved approval of allowing Ken Sutton permission to install a bike locker behind the dumpster in the common area. The motion was seconded and carried unanimously.

VIII. NEXT MEETING

The Board scheduled the next meeting for July 23, 2007. Bill Barnes will not be in attendance.

IX. ADJOURNMENT

The meeting was adjourned at 9:15 pm.