

**BOARD OF DIRECTORS MEETING
MCNARY HIGHLANDS CONDOMINIUM
JULY 23, 2007
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**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS MEETING
HELD AT 6:30 PM ON JULY 23, 2007 AT 3433 MCNARY PARKWAY, #108, LAKE OSWEGO
OREGON.**

Present: Molly French, Treasurer
Beth Erlandson, Secretary
Christine Sutton, Director
Brandon Hall, Director

Absent: Bill Barnes, Chairman

Owners: Pat Segars, #304
Patsy Lally, #103

I. CALL TO ORDER

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

II. OWNER'S FORUM

There was a general discussion regarding dog waste and owners not picking up after their pets.

There was also a discussion about the renters in the top right unit of Building 3 discarding of cigarette butts and other litter outside of their unit. It was determined that the tenants are in unit 306. The Board requested that a Rules Enforcement Letter go out to the unit's owner.

A homeowner had a question regarding the tree removal, and requested a review of the overall plan.

III. TREASURER'S REPORT

Molly French presented the Board with the Treasurer's Report. French reviewed the June Financial Statement, and discussed the items that are currently over budget. French also reviewed Accounts Receivable reports through July 20, 2007.

A discussion followed regarding having the Association's budget adjusted to increase the level of operating expenses. Ken Sutton added the idea of a suggestion email link on their website to enable owners to contribute to a maintenance task list. The Board discussed how to establish priority for items on such a list.

A second discussion followed regarding the overall budgeting process, and the question was brought up as to how the operating accounts are managed compared to reserve accounts. Molly French explained the previous year's budgeting process. Beth Erlandson expressed concern regarding the overall vision for the community.

Molly French reported that the reserve study addresses a building maintenance plan and funding towards that plan.

**IV. NEW BUSINESS
AGREED**

Molly French made a motion to accept the bid from Alpha Ecological to have buildings one and two treated for carpenter ants at a cost of \$195 per unit. The motion was seconded and carried unanimously.

V. OLD BUSINESS

Tree Pruning Report

Ken Sutton provided a tree pruning update, reporting that the work was complete and that he was happy with the outcome.

VI. PREVIOUS MEETING MINUTES

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

VII. NEXT MEETING

The Board scheduled the next meeting for August 27, 2007.

VIII. ADJOURNMENT

The meeting was adjourned at 8:35 pm.