

approved

**BOARD OF DIRECTORS MEETING  
MCNARY HIGHLANDS CONDOMINIUM  
NOVEMBER 12, 2007  
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**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS MEETING  
HELD AT 6:30 PM ON NOVEMBER 12, 2007 AT 3433 MCNARY PARKWAY, #108, LAKE OSWEGO  
OREGON.**

**Present:**

Bill Barnes, Chairman  
Molly French, Treasurer  
Beth Erlendson, Secretary  
Christine Sutton, Director  
Brandon Hall, Director

**By Invitation:**

Nancy La Voie, Community Manager  
**COMMUNITY MANAGEMENT, INC**

**I. CALL TO ORDER**

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

**II. OWNER'S FORUM**

Owner Ann Condon reported that her dryer vent was in need of cleaning.

A discussion took place regarding fireplace doors. Seeger said that the fireplace doors are not standard.

Owner Lorraine Reece reported that the railings are in need of painting.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

The minutes from the October meeting were amended to reflect Molly French's recommendation of an overall 5% increase to the budget and Beth Erlendson's absence.

**AGLA VOIE:**

Molly French made a motion to accept the October minutes as amended. Chris Sutton seconded the motion and the motion passed without objection.

**IV. REPORTS AND DISCUSSIONS**

**A. TREASURER'S REPORT**

Molly French recommended an overall operating increase of 5% and a reserve increase of 5% for an overall increase of 5%. Brandon Hall said that he would rather pass a budget with no increased reserve finding and an overall increase of 2.76%.

**AGLA VOIE:**

Molly French moved approval of passing the 2008 operating budget with an overall increase of 5%. Chris Sutton seconded the motion and the motion carried with Beth Erlendson and Brandon Hall voting in opposition.

**V. COMMUNITY MANAGER'S STATUS REPORT**

The Board reviewed the manager's status report

Nancy La Voie reported that the implementation of Full Focus, a database management and job tracking software, was underway. La Voie said that CMI had not received any more information regarding the status of HPS Inc..

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**VI. NEW BUSINESS**

- A. Lighting Installation and Rebate Program Discussion** – Beth Erlendson reviewed the lighting replacement options for the Board. Erlendson reported that the lighting rebates are good through the end of the year.

**AGLA VOIE:**

Beth Erlendson moved approval of expending \$7,000-9,000 to purchase exterior lighting for the entry and rear of each unit in a style to be determined later. Chris Sutton seconded the motion and the motion was carried without objection.

- B. Maintenance Program**

**AGLA VOIE:**

Chris Sutton moved approval of periodically scheduling parking lot and carport cleaning, moss removal, and annual gutter cleaning. Beth Erlendson seconded the motion, and the motion carried with Molly French voting in opposition.

- C. Building Inspection** – The Board of Directors reviewed proposals provided by Eagle Eye for building inspection services. Discussion followed regarding questions with the scope of work proposed by Western Architectural and Eagle Eye. Nancy La Voie will follow up with WA and Chris Sutton will follow up with Eagle Eye.

**VII. NEXT MEETING DATE**

The next meeting will be held on December 17, 2007.

**VIII. ADJOURNMENT**

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