

**BOARD OF DIRECTORS MEETING
MCNARY HIGHLANDS CONDOMINIUM
JANUARY 28, 2008
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**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS MEETING
HELD ON JANUARY 28, 2008 AT 6:30 PM 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: Ken Sutton, Owner
Ken Gibblin, Eagle Eye Inspections
Nancy L. La Voie, Community Manager
Community Management Inc

I. Call to Order

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

II. Review of Building Inspection Report

Chris Sutton introduced Ken Gibblin, Eagle Eye Inspections, who presented his inspection report findings.

Discussion followed regarding: elevated moistures levels on building 7 between 704 and 705; deck replacement on all buildings, but especially buildings 1 through 4; changing deck surface material to composite decking and changing handrails to composite or aluminum; electrical wiring concerns between buildings; standing water under buildings 1 through 4.

ACTION:

The Board will have further discussion about maintenance plans at the retreat scheduled for early February.

III. Approval of December Meeting Minutes

AGREED:

Beth Erlendson made a motion to accept the December meeting minutes as submitted.
The motion was seconded and carried unanimously.

IV. Reports and Discussion

A. Managers Status Report

AGREED:

Bill Barnes made a motion to accept the proposal from Pavement Maintenance for crack seal, sealcoat and stripping for a cost of \$7105. Chris Sutton seconded and the motion carried unanimously.

V. Unfinished Business

A. Tree Removal

Beth Erlendson reported on a conversation with retired landscape architect Jim Coleman, who is willing to meet with the landscape committee to review the process to date and share his experience with the City of Lake Oswego.

B. Lighting Upgrade

Beth Erlendson reported that the new lights won't be shipped from the manufacturer until the end of March. Consequently, Home Depot has extended an additional discount. Erlendson reported that the installation costs would be more than initially estimated and reminded the Board they had previously approved \$2000 for installation; estimates are \$3000.

Stu Jarmer, with Jarmer Electric, also noted additional electrical concerns and provided the following:

Cost to replace four pole lights - \$2500

Cost to replace various flood light fixtures - \$3100 (32 fixtures)

AGREED:

Bill Barnes made a motion to accept the proposal from Jarmer Electric for install new entry and deck light fixtures (115 fixtures) at a total cost of \$2995.

Brandon Hall seconded the motion and it carried unanimously.

VI. Next Meeting Dates

Board retreat – 02/09/08

Board meeting – 02/25/08

Annual meeting – 04/25/08

VII. Adjournment

There being no further business, the meeting was adjourned at 8:50 PM.