

Approved

**BOARD OF DIRECTORS MEETING  
MCNARY HIGHLANDS CONDOMINIUM  
MARCH 24, 2008  
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**THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS MEETING HELD ON MARCH 24, 2008, AT 6:30 PM AT 3433 MCNARY PARKWAY #108, LAKE OSWEGO, OREGON 97035.**

**Present:**

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

**By Invitation:**

Nancy L. La Voie, Community Manager  
**Community Management, Inc**

**I. CALL TO ORDER**

The meeting was called to order at 6:30 pm by Chairman Bill Barnes.

**II. DECK REPLACEMENT**

Patrick McCullough of Northwest Decksapes was introduced. He reviewed various products being proposed for the deck surface and deck rail replacement. One possible deck surface material is called Fiberon. This is scratch resistant and has hidden fasteners. The material costs approximately \$80 more per deck, and carries a 25 year warranty. McCullough said he had been in the deck business for five years, and previously had been a house framer. He then showed two options for rail material, one a composite called Timberteck, and the other a powder-coated aluminum. The composite can be pressure-washed, and has a useful life of approximately 20 years. There are also options for an aluminum deck post details. McCullough will prepare a new proposal with updated costs, and informed them that his company was scheduling about two months out.

**III. APPROVAL OF FEBRUARY METING MINUTES**

**AGREED:**

Brandon Hall made a motion to accept the February meeting minutes as submitted. The motion was seconded by Chris Sutton and was carried unanimously.

**IV. TREE PRUNING & REMOVAL**

A representative from Arborscapes presented a proposal for tree pruning and removal of trees less than five inches in diameter behind Buildings 3 and 4. A proposal was also presented to remove blackberry bushes on the upper and lower hillside by a combination of cutting and spraying. It was reported that Building 3 has three or four Douglas Fir trees close to the building that will need to have their limbs trimmed, and 14 Douglas Firs with diameters less than 5 inches that will be removed, for a cost of \$4,800. Building 4 has six Douglas Firs that need to be trimmed away from the building, and three to six Alder clumps will be removed for \$2,000. The planting of Viburnum on the upper hillside will cost \$2,000 and watering that for the next three years will be \$5,000 for a total of \$7,000. However, Arborscapes may be able to install a temporary irrigation system for a reduced cost. For the entire project, the first year expenditure will total about \$15,000. Once approved by the Board, Arborscapes could begin anytime.

**V. REPORTS**

**A. Financial Report** – Molly French reported that the Association was over budget on gutter repairs, roof repairs, and consultant expenses. Receivables have not changed, and CMI is keeping track of delinquencies.

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**B. Status Report** – Manager Nancy La Voie reported that the Board received the Status Report via email on March 19, 2008. Brandon Hall offered that he liked the new report format.

**VI. OLD BUSINESS**

**A. Deck Replacement** – The Board reviewed the proposal from Northwest Decksapes. With the proposed upgrades, the replacement for decks on Buildings 1 through 4 will cost approximately \$85,000.

**B. Bid Reviews** – The following painting bids were reviewed by the Board:

Kayser Construction: \$60,590 for two coats

JR Johnson: \$89,700 for one coat

Ofstad: \$97,980 not including the cost of paint

Verhaalen: \$107,330 for two coats

The following siding repair bids were reviewed by the Board:

JR Johnson: \$27,995

Kayser Construction: \$38,500

The Board reviewed a bid from Venture Power Washing to pressure wash the fronts of Buildings 1 through 4, all curbs, retaining walls, staircases, fire escapes, sidewalks, and upper decks for \$3,700. A second company declined to submit a bid.

**C. Lighting Upgrades** – Beth Erlendson reported that the light fixtures will be available by mid-April. Home Depot refunded \$800, which Erlendson handed to La Voie for deposit. Once installed, the Energy Trust of Oregon will send a rebate of approximately \$3,000. Discussion followed regarding establishing a consistent height for deck light fixtures, as some of them had been relocated when windows were added.

**E. Landscape Report** – The committee reported that they would like to see the parking island renovations continue. The committee also reported on shrubs at Building 6 that the landscapers need to prune and dead shrubs that need to be removed.

**VII. ANNUAL MEETING DATE**

The Board will hold a planning session on April 5, to create a presentation for the annual owners meeting to be held on April 28th. Potential candidates for the expiring Board positions were discussed, and Molly French stated she would not be running for re-election.

**VIII. APPROVAL OF PROPOSALS**

**AGREED:**

Beth Erlendson made a motion to approve items #1 & #2 of the Arborscapes proposal for a total of \$6,800. The motion was seconded by Chris Sutton and carried unanimously.

**IX. ADJOURNMENT**

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