

**ANNUAL HOMEOWNERS MEETING
MCNARY HIGHLANDS CONDOMINIUM
APRIL 28, 2008
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THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS ANNUAL HOMEOWNERS MEETING HELD AT 6:30 PM ON APRIL 28, 2008, AT MOUNTAIN PARK RECREATION CENTER BANQUET HALL, 2 MT JEFFERSON TERRACE, LAKE OSWEGO, OR 97035.

Present: William Barnes, Chairman
Molly French, Treasurer
Beth Erlendson, Secretary
Brandon Hall, Director
Chris Sutton, Director

By Invitation: Cheryl Brendle, Community Manager
COMMUNITY MANAGEMENT, INC. AAMC

I. CALL TO ORDER

Chairman Bill Barnes called the meeting to order at 6:35 pm.

II. CALLING OF ROLL & CERTIFICATION OF PROXIES

A quorum was established as follows:

Present in Person: 13
Present by Proxy: 19
Total Present: 32

III. PROOF OF NOTICE

Community Manager Cheryl Brendle certified that notices for the annual meeting were mailed to homeowners from the office of CMI on or about March 28, 2008.

IV. APPROVAL OF 2007 ANNUAL MEETING MINUTES

AGREED – A motion was made to approve the meeting minutes from the 2007 Annual Meeting as presented. The motion was seconded and carried without objection.

V. REPORTS AND DISCUSSIONS

A. Chairman's Report

Chairman Bill Barnes thanked the current and former Board and committee members. Particular acknowledgement was given to Ken Sutton, owner and webmaster for the Association's website and to long-serving former Treasurer Don Adams. Thanks to Don's continual urging for greater contributions to Reserve Funds, the Association is now finally at the point where it has the funds to continue with necessary structural repairs and to contemplate some enhancements to common areas over the next several years. Chairman Barnes summarized the projects completed in 2007 as follows:

2007 Repairs & Accomplishments

- Tree pruning around buildings 1-8 completed in June, 2007
- Application for permit to remove 5 pin oaks in front of buildings 1-4 was made but denied by City of Lake Oswego. Funds allocated have been retained for future tree pruning/removal

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- Siding replaced south end of building 8. Now the south ends of #5, 6, 7 and 8 have all been repaired and re-sided.
- Repairs made to stairway on building 7
- All gutters and downspouts replaced
- Unit 602 repaired to eliminate dry rot caused by water intrusion
- Parking lot catch basins pumped
- Contracted for carpenter ant treatment of all buildings, which are now under 5-year warranty
- Buildings evaluated by Eagle Eye Inspections. No major structural repairs but a long list of siding, electrical, painting touch-up and caulking maintenance generated. Bids are being solicited for this work. Cost of repairs is expected to be in the range of \$30,000.
- Eagle Eye (inspection service) recommended replacement of decks and railings on the east side of buildings 1-4. Use of composite deck material and powder-coated aluminum railings should yield much longer life span

Projects Contemplated for 2008

- Replace exterior light fixtures about May, 2008
- Complete repairs identified in the Eagle Eye report to be the top priority
- Touch-up painting to be done as the repairs mentioned above are completed
- Pressure washing of curbs, stairways, walkways and decks with moss removal to be done in spring 2008
- Parking lot/driveway crack seal and coating approved
- Solicit information and bids for replacement of decks on buildings 1-4. Preliminary bids indicate cost about \$80,000
- New deck/railing design will need approval of Mountain Park Architecture Committee. The design, railing and deck materials will be made available to homeowners before work is contracted.
- Solicit bids from arborist for additional tree pruning and removal---Spring, 2008
- Landscape committee to develop plans for enhancement of common areas

2009 projects Contemplated

- Painting of all eight buildings
- Landscape enhancements identified by the long-term plan developed by Landscape committee
- Repairs to stairways and railings as needed

2010 projects Contemplated

- Eventual replacement of all decks and railings with design established on buildings 1-4

B. Treasurer's Report

Copies of Annual Treasurer's Report were distributed and will be posted on the McNary Highlands' web site. Barnes urged careful reading of the entire report but pointed out page 4, titled Reserve Account History. This shows the Reserve balance is increasing, which will pay for repairs and improvements over a 3-4 year period.

C. Maintenance

Ken Sutton reported on the planned replacement of all decks and railings. He advised using powder-coated aluminum rails and a composite material for the deck called Timbertech. This product is resistant to mold, mildew, and moss.

D. New Lighting

Secretary Beth Erlendson delivered a report about the new light fixtures that will be installed throughout the property. The parking areas fixtures, along with the lights by the entry doors will be replaced. The entry light fixtures will have a photoelectric cells feature or an owner can operate the light using the switch just inside the door. The total cost was \$16,109, less a rebate of \$3,775 from the Energy Trust of Oregon because the fixtures are "energy-saving". An owner suggested that reflectors be installed on the curbs of the lower driveway. Currently, owners that enter the driveway from the uphill direction bump the curb due to inadequate lighting.

C. Landscaping

Director Chris Sutton reported on recent landscape renovations. Arborscapes recently pruned the hillside trees and removed the alder clumps whose diameters are less than five inches at a cost of \$6,800. Owners in building 8 reported the landscaping on the uphill side of their building is badly in need of renovation.

D. Building Inspections by Eagle Eye Inspections

Chris Sutton fielded questions from owners about the inspection performed by Eagle Eye Inspections in the past year. The cost of the inspection was \$5,000.

Owner Connie Guist thanked the Board for their reports and for all the work they have done throughout the past year.

VI. NOMINATIONS TO THE BOARD

Two owners were nominated by mail to serve on the Board of Directors. They were: Ann Condon and William Barnes. No additional nominations were made from the floor.

AGREED - A motion was made, seconded and carried without objections to close nominations.

VII. ELECTION OF TWO (2) DIRECTORS

AGREED - A motion was made, seconded and carried without objections to elect William Barnes and Ann Condon by acclamation. William Barnes and Ann Condon are elected to serve two-year terms on the Board of Directors.

VIII. NEW BUSINESS

A. Tax Resolution 70-604

AGREED - A motion was made to approve income tax resolution 70-604 for the period ending December 31, 2008. The motion was seconded and carried unanimously.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 pm.