

approved

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
MAY 12, 2008
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**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS BOARD OF DIRECTORS
MEETING HELD AT 6:00 PM AT 3433 MCNARY PARKWAY #108, LAKE OSWEGO,
OREGON 97035.**

PRESENT: Bill Barnes, Treasurer
Ann Condon, Secretary
Brandon Hall, Director
Christine Sutton, Director

ABSENT: Beth Erlendson, Chair

BY INVITATION: Cheryl Brendle, Community Manager
Community Management, Inc., AAMC
Andrew Johnson
Del Starr
JR Johnson, Inc.
Patrick McCullough
Northwest Decksapes

OWNERS PRESENT: As listed on the sign-in sheet attached to
the original minutes

I. CALL TO ORDER

The meeting was called to order at 6:05 PM by Community Manager Cheryl Brendle.

II. DECK & RAILING MATERIAL DISCUSSION

Deck Materials - Owner Glen Miller presented his opinions on the deck renovation project that was introduced at the Annual Meeting. Glen made it clear that he was speaking as a homeowner, not in his professional capacity as an architect. He expressed concern about the composite deck materials; they are prone to staining, fading when exposed to ultra-violet rays and can be damaged by pressure-washing and bleach. Glen encouraged the Board to continue to investigate the products more thoroughly and to reconsider using cedar in lieu of the newer, less "tried and true" materials. The application of WR Grace "Peel & Stick" or Vicor, on top of joists and below walking surfaces is strongly recommended.

Railing Alternatives - Regarding the vertical railings, Glen Miller admitted the lattice walls provided valuable privacy but are outdated in appearance. He suggested using panelized frosted glass to allow light to come in, without sacrificing privacy.

III. JR JOHNSON, INC., PRESENTATION

Andrew Johnson of JR Johnson, Inc. spoke about their bids to replace the decks, repair dry rotted siding, and to paint all buildings. Johnson recommended a waterproof deck instead of composite or western style decks. Johnson recommended against the use of plastic deck materials. Johnson said care needs to be taken to properly integrate the new deck with the

existing walls and to install an effective water barrier system. Johnson that that his firm could help with annual inspections and repairs in future years.

IV. NORTHWEST DECKSCAPES PRESENTATION

Patrick McCullough of Northwest Deckscapes discussed the merits of several deck materials including a urethane system and a waterproof system that includes a fiberglass mat covered by resin. McCullough described using a joist jacket, and said a PVC deck material would be a good choice. He didn't recommend using western red cedar, but would use Port Orford cedar. The cost to maintain a cedar deck is approximately \$1.50 – \$2.50 per square foot. Using a fascia-mounted railing was recommended as it maximizes the usable deck surface.

V. DRY ROT REPAIRS & DECK CONTRACTOR SELECTION

The Board reviewed the dry rot repair bids from JR Johnson and Keyser Construction for \$35,485 and \$47,375, respectively.

Cheryl Brendle (CMI) suggested the Board retain an architect to help with the final design of the decks, the railing details, material selection and to help with inspections and payment approvals during the reconstruction project. Brendle suggested the reserve study should be updated, particularly in light of the decisions the Board has made relative to the replacement of certain projects such as the decks, outside light fixtures, repainting, etc.

Agreed: Bill Barnes moved to accept the bid from JR Johnson in the amount of \$35,485. The motion was seconded by Ann Condon. A motion was made to amend the previous motion to add a budget of \$2,500 for touch-up painting of areas that may need to be done after the power washing is done. The amended motion was seconded, and carried unanimously.

VI. APPROVAL OF PREVIOUS MEETING MINUTES

Agreed: Chris Sutton moved approval of the minutes from March and April as submitted. The motion was seconded and carried without objection.

VII. NEXT MEETING DATE

The date of the next Board meeting will be Monday, June 23rd. Subsequent meetings will be held the fourth Monday of each month.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:06 PM.