

**APPROVED**

**MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
OCTOBER 27, 2008  
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**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF  
DIRECTORS MEETING HELD ON MONDAY OCTOBER 27, 2008 AT 6:30  
PM AT 3433 MCNARY PARKWAY #108, LAKE OSWEGO, OREGON 97035.**

**PRESENT:**

Beth Erlendson, Chairman  
Ann Condon, Secretary  
Bill Barnes, Treasurer  
Christine Sutton, Director  
Brandon Hall, Director

**BY INVITATION:**

Mike Pilotte, Community Manager  
Joel McDonell, Community Manager  
Cheryl Brendle, Senior Vice President  
**Community Management, Inc.**

**I. CALL TO ORDER**

The meeting was called to order at 6:37 PM by Chairman Beth Erlendson.

**II. APPROVAL OF AGENDA**

**AGREED** - Without objection, Chairman Beth Erlendson moved approval of the agenda.

**III. APPROVAL OF AUGUST 25, 2008 MINUTES**

**AGREED** - Director Brandon Hall moved approval of the August 25, 2008 minutes as circulated. This motion was seconded and carried without objection.

**IV. 2009 BUDGET**

Treasurer Bill Barnes led a discussion of the proposed budget for 2009.

**AGREED** - Chairman Beth Erlendson moved approval of the 2009 Budget in which HOA fees are increased by 4%. The motion was seconded and carried without objection.

**V. 2009 RESERVE STUDY**

Treasurer Barnes suggested that he would meet with Dan Huntley, the reserve study preparer to review a number of possible revisions to the plan.

**AGREED** – Director Barnes, Dan Huntley and CMI representatives will meet to finalize the reserve study for 2009.

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**VI. ROOF CONSULTANT**

The Board discussed the proposal from JR Johnson for replacing the chimney caps and for reworking the flashing on the upper buildings (5-8). CMI suggested that a roof consultant be asked to inspect the roofs, including the work that was done this summer, to advise the Board about the urgency of making further repairs and planning for replacement of the chimney caps. CMI will obtain a proposal from a consultant that is qualified to make this evaluation.

**VII. ENTRANCE LIGHTS**

**AGREED** - Director Christine Sutton moved approval of the bid from Jarmer Electric in the amount of \$1,675 to install new lights at the entrance to the property. The motion was seconded and carried without objection.

**VIII. NEXT MEETING**

The next Board meeting will be held on Monday November 24, 2008 at 6:30pm in unit #108.

**IX. ADJOURNED**

The meeting was adjourned at 8:55pm.