

**APPROVED**

**MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
FEBRUARY 23, 2009  
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**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY FEBRUARY 23, 2009 AT 6:30 P.M. AT 3433 MCNARY PARKWAY #108, LAKE OSWEGO, OREGON 97035.**

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

**ABSENT:** Beth Erlendson, Chairman

**BY INVITATION:** Joel McDonell, Community Manager  
Cheryl Brendle, Senior Vice President  
**Community Management, Inc.**

**I. CALL TO ORDER**

The meeting was called to order at 6:50 PM by Secretary Ann Condon.

**II. APPROVAL OF AGENDA**

**AGREED** – Ann Condon moved approval of the agenda. The motion was seconded and carried without objection.

**III. APPROVAL OF JANUARY 26, 2009 MINUTES**

**AGREED** – Brandon Hall moved approval of the January 26, 2009 minutes as circulated. This motion was seconded and carried without objection.

**IV. PAINTING COMMITTEE REPORT**

Painting Committee representatives Ann Condon and Chris Sutton presented several color options for the property when it is repainted this summer. The Committee will meet again to create a presentation for the Annual Meeting.

**V. INSURANCE DEDUCTIBLE ALLOCATION**

The Board discussed replacing the current insurance resolution with a more comprehensive one.

**AGREED** –Brandon Hall moved that the Association’s attorney (Landye, Bennett, Blumstein) be hired to review the proposed insurance resolution. Once it is reviewed, the Board will approve it so it can be presented at the

Annual Meeting. The motion was seconded and carried without objection and CMI will send the resolution to legal counsel.

**VI. CHIMNEY CHASE INSPECTION**

The Board discussed the need to ratify a decision made since the last meeting to hire Inspectek West to inspect the chimney chases and roofs.

**AGREED** – Bill Barnes moved ratification of the contract with Inspectek West at a cost of \$800 plus the cost of inspecting the four carports. This motion was seconded and carried without objection.

**VII. INSURANCE RENEWAL**

The Board discussed the need to ratify a decision made since the January meeting to renew the insurance coverage with CAU.

**AGREED** – Chris Sutton moved to ratify the 3-year contract with CAU. This motion was seconded and carried without objection.

**VIII. PACIFIC LANDSCAPE CONTRACT**

The Board discussed the approval of Pacific Landscape's contract.

**AGREED** – Chris Sutton moved approval of the Pacific Landscape contract. This motion was seconded and carried without objection.

**IX. SCHWINDT & CO LETTER OF ENGAGEMENT**

The Board discussed the need to ratify a decision made since the January to engage Schwindt & Company to prepare the 2008 financial review and income tax returns.

**AGREED** – Brandon Hall moved to ratify the contract with Schwindt & Company to perform the 2008 financial review and prepare the income tax returns. This motion was seconded and carried without objection.

**X. EXECUTIVE SESSION**

The Board adjourned to hold an executive session to discuss the terms of the management contract.

**XI. NEXT MEETING**

The next Board meeting will be held on Monday, March 23, 2009 at 6:30pm in unit #108.

**XII. ADJOURNED**

The meeting was adjourned at 9:05pm.