

DRAFT

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
MARCH 23, 2009
PAGE 1 OF 3**

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY MARCH 23, 2009 AT 6:30 P.M. 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:

Joel McDonell, Community Manager
Community Management, Inc.

I. CALL TO ORDER

Beth Erlendson called the meeting to order at 6:40 PM.

II. APPROVAL OF AGENDA

AGREED – Bill Barnes moved approval of the agenda with the changes of moving the CMI contract renewal discussion out of the executive session and adding capital expenditures discussion to old business. The motion was seconded and carried without objection.

III. APPROVAL OF FEBRUARY 23, 2009 MINUTES

AGREED – Brandon Hall moved approval of the February 23, 2009 minutes as circulated. This motion was seconded and carried without objection.

IV. PAINTING COMMITTEE REPORT

Painting Committee representatives will meet with Glen White from Sherwin-Williams to determine placement of paint colors and product offerings.

V. ROOF REPAIRS

The Board discussed the repairs that needed to be done to the roof per the inspection report by Inspectek West.

AGREED – Beth Erlendson moved approval of options 1 and 2 of the CC&L proposal. This motion was seconded and carried without objection.

VI. INSURANCE RESOLUTION

The Board discussed the insurance resolution that was reviewed by the Association's attorney, Landye, Bennett Blumstein LLP.

AGREED – Bill Barnes moved approval of the insurance resolution as submitted by the Association's attorney. The motion was seconded and carried without objection.

VII. ARBORIST REPORT

The Board discussed approval of payment to D.D. Hunter Arborist. The arborist inspected six trees that were a risk to the property.

AGREED – Bill Barnes moved approval of payment for the inspection. The motion was seconded and carried without objection.

VIII. CMI Contract Renewal

The Board discussed the renewal of CMI's contract, which expires April 1, 2009.

TABLED – The Board will discuss terms of the contract before the next meeting.

IX. EXECUTIVE SESSION

The Board adjourned to hold an executive session to discuss accounts in collections.

X. NEXT MEETING

The next Board meeting will be held on Monday, April 27, 2009 at 6:30pm in unit #108.

XI. ADJOURNED

The meeting was adjourned at 8:20pm.

ACTION ITEMS

Joel:

1. Add owner/tenant information survey to the Annual meeting notice mailing. Include an area for email information.
2. Send Sherwin-Williams painting specs to Painting Committee.
3. Make sure CC&L includes broken tiles on Beth's unit.
4. Get bids for deck repairs on buildings 1-4.
5. Get bids for repair the chimney chases.
6. Schedule Ken Giblin to inspect decks on buildings 1-4 and siding of buildings 5-7.

DRAFT

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
MARCH 23, 2009
PAGE 3 OF 3**

7. Get a report from the arborist labeling the high risk trees.
8. Get bid for replacing the vehicle stops in front of buildings 1-4.
9. Have CMISD reattach top plank of building 4 garbage enclosure.

Beth:

1. Give Chairman report on improvements and last year's accomplishments at Annual meeting.

Bill:

1. Give Treasurer report at the Annual meeting.

Ann:

1. Give Painting Committee update and present color scheme at Annual meeting.

Chris:

1. Assist Ann with Painting Committee Report.

Brandon:

1. Assist Ann with Painting Committee Report and have discussion with Glen Miller regarding paint project.