

**APPROVED**

**MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
MAY 18, 2009  
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**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF  
DIRECTORS MEETING HELD ON MONDAY MAY 18, 2009 AT 6:30 P.M.  
AT 3433 MCNARY PARKWAY #108, LAKE OSWEGO, OREGON 97035.**

**PRESENT:**

Ann Condon, Secretary  
Bill Barnes, Treasurer  
Chris Sutton, Director  
Brandon Hall, Director

**ABSENT:**

Beth Erlendson, Chairman

**BY INVITATION:**

Joel McDonell, Community Manager  
**Community Management, Inc.**

**I. CALL TO ORDER**

Ann Condon called the meeting to order at 6:40 PM.

**II. APPROVAL OF AGENDA**

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

**III. APPROVAL OF APRIL 16, 2009 and MARCH 23 MINUTES**

**AGREED** – Brandon Hall moved approval of the April 16, 2009 and March 23, 2009 minutes as circulated. This motion was seconded and carried without objection.

**IV. PAINING COMMITTEE REPORT**

Glen Miller presented the painting bids for the paint project. The bids were kept sealed until the presentation to the Board. The three bids were as follows:

Willco - \$132,990

Siegner & Co. - \$122,980

Precision 1 Coatings - \$111,156

**TABLED** – Glen Miller will discuss and analyze the bids with the help of the paint consultant. He will be prepared to recommend a painter at the next Board meeting.

**V. ARCHITECTURAL REVIEW**

The Board discussed the approval of the garden window installed by the owners of unit 703. The window was installed using metal brackets, which penetrates the siding. The window will not be under warranty and could fall out without the brackets.

**AGREED** – The Window Committee review the brackets further and report their findings to the Board.

**VI. CMI CONTRACT RENEWAL**

The Board discussed the renewal of CMI's contract.

**AGREED** – Bill Barnes moved approval of CMI's contract. The motion was seconded and carried without objection.

**VII. DECK REPAIR BIDS**

The Board discussed approval of deck repair bids for the back decks on buildings 1-4. The bidders were JR Johnson and Aspen Siding and Windows.

**TABLED** – CMI will arrange a bid walkthrough with Ken Giblin from Eagle Eye Inspections, JR Johnson and Aspen Siding and Windows.

**VIII. CHIMNEY CHASE REPAIRS**

The Board discussed approval of chimney chase repairs by JR Johnson or Aspen Siding and Windows.

**TABLED** – CMI will send the bids to Larry Hay at Inspectek West for analysis.

**IX. ROOF WASHING**

The Board discussed two bids for washing the roof tiles. The bidders were CC&L Roofing and Virtue Professional Maintenance.

**TABLED** – The Board will review the bids at the next meeting.

**X. HOUSE RULES ENFORCEMENT**

**TABLED** – The Board will discuss the house rules enforcement at the next meeting.

**XI. CARPENTER ANTS**

The Board discussed approval of Alpha Ecological's proposal to protect building 5 from carpenter ants that had been spotted.

**AGREED** – Chris Sutton moved approval of Alpha Ecological's proposal for \$1,170. The motion was seconded and carried without objection.

**XII. RESERVE STUDY UPDATE**

**TABLED** – The Board postponed discussion of the proposed update to the reserve study at the next meeting.

**XIII. CHIMNEY FLUE INSPECTION**

The Board discussed the approval of the conducting the annual chimney flue inspection by Oregon Chimney Repair & Cleaning Inc.

**AGREED** – Ann Condon moved approval of the proposal in the amount of \$580 for the chimney flue inspection. The motion was seconded and carried without objection.

**XIV. VEHICLE STOP REPLACEMENT**

The Board discussed the approval of replacing the vehicle stops in front of buildings 1-4 by Pavement Maintenance.

**AGREED** – Ann Condon moved approval of replacing the vehicle stops in front of buildings 1-4 for \$3,990. The motion was seconded and carried without objection.

**XV. EXECUTIVE SESSION**

**TABLED** – The Board will conduct the executive session to discuss delinquent accounts at the next meeting.

**XVI. NEXT MEETING**

The next Board meeting will be held on Thursday June 4, 2009 at 6:30pm in unit #108.

**XVII. ADJOURNEMENT**

There being no further business to consider, the meeting was adjourned at 8:15PM.

**ACTION ITEMS**

**CMI:**

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1. Get loan information and applications from banks in order to finance the paint project. Work with Brandon and Bill.
2. Work with JR Johnson and Aspen Siding & Windows to make comparative deck bids.
3. Send JR Johnson and Aspen Siding & Windows chimney chase proposals to Inspectek West for review.
4. Send deck bids to Eagle Eye Inspections for review.

**Beth:**

1. Work on a marketing plan tailored to homeowners for an Association loan.

**Bill:**

1. Work with Brandon and CMI on an Association loan.

**Ann:**

1. Walk the property in anticipation for a house rules discussion.

**Chris:**

1. Gather more bids for deck repairs on building 1-4.

**Brandon:**

1. Work with Bill and CMI on an Association loan.