

APPROVED

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
JUNE 22, 2009
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY JUNE 22, 2009 AT 6:30 P.M. AT MOUNTAIN PARK RECREATION CENTER BANQUET HALL, 2 MT JEFFERSON TERRACE, LAKE OSWEGO, OR 97035.

PRESENT: Beth Erlendson, Chairman
Ann Condon, Secretary
Bill Barnes, Treasurer
Chris Sutton, Director

ABSENT: Brandon Hall, Director

BY INVITATION: Joel McDonell, Community Manager
Community Management, Inc.

I. CALL TO ORDER

Beth Erlendson called the meeting to order at 6:35 PM.

II. APPROVAL OF AGENDA

AGREED – Beth Erlendson moved approval of the agenda. The motion was seconded and carried without objection.

III. APPROVAL OF JUNE 4, 2009 MINUTES

AGREED – Beth Erlendson moved approval of the June 4, 2009 minutes as circulated. The motion was seconded and carried without objection.

IV. WINDOW COMMITTEE

The Window Committee received response on the window questionnaire. There were not enough owners interested in changing windows, which would trigger a discount for the property due to the volume of windows purchased.

AGREED – The Window Committee will submit a letter to CMI for distribution among homeowners.

V. DECK REPAIR BIDS

The Board discussed approval of deck repair bids for the back decks on units 201, 212, 307 and 406. The bidders were Aspen Siding & Windows, Willco Painting & Construction and Precision 1 declined to propose a bid.

AGREED – Beth Erlendson moved approval of using Aspen Siding and Windows to repair four (4) decks contingent on the Board reviewing railing options before signing the contract. The motion was seconded and carried without objection.

VI. CHIMNEY CHASE REPAIRS

The Board discussed approval of chimney chase repairs by Precision 1 Coatings or Aspen Siding and Windows.

AGREED – Ann Condon moved approval of using Precision 1 Coatings to perform the replacement of the chimney chases on the upper buildings. The motion was seconded and carried without objection.

VII. HOUSE RULES ENFORCEMENT

The Board discussed the foundation of a House Rules Committee. They also discussed adding to the parking section of the House Rules.

AGREED – Beth Erlendson moved approval of changing specific sections of the House rules including sections:

D)

Patio furniture is only acceptable on patios and decks.

F)

Buildings 5-8: Pots in the common area will be limited to two pots outside the front door in the non-landscaped dirt area. No items shall be placed in the parking lot or landscaped medians. The pots may not interfere with Association landscaping.

Buildings 1-4 & back decks of Buildings 5-8: All pots need to be placed on stilts.

Flower pots are not permitted on balcony ledges.

G)

Hanging basket mounts are only available to homeowners after Board approval.

No bird feeders on patios and decks. Can place small feeders in common area trees.

J)

No noise making devices including wind chimes shall be permitted without prior written consent of the Board.

Add section N)

No littering in the common area i.e. beer cans, bottles and cigarette butts.

The motion was seconded and carried without objection.

VIII. ARCHITECTURAL REVIEW

The Board discussed the architectural modifications carried out by unit 604.

AGREED– Bill Barnes moves approval of notifying owner that they should have notified the Board of the work. The Board has recognized some repairs that do not comply. The windows need to be inspected at the owner's expense. The Southeast side window needs to be replaced to comply with other windows of its size. Window/door trim needs to be replaced with 5/4 inch stock size trim. The motion was seconded and carried without objection.

IX. NEXT MEETING

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

X. ADJOURNEMENT

There being no further business to consider, the meeting was adjourned at 9:05PM.