

APPROVED

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
JULY 27, 2009
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**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF
DIRECTORS MEETING HELD ON MONDAY JULY 27, 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
Chris 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 7:55 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 22, 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 presented a packet to be sent to homeowners regarding window replacement. The letter outlined possible discounts, the review process and the standard for installation.

AGREED – Beth Erlendson moved approval of letting Connie Guist send the packet to homeowners. The motion was seconded and carried without objection.

V. DECK REPAIR BIDS

The Board discussed approval of railing styles for the repairs to the back deck of units 201, 212, 307 and 406.

AGREED – Ann Condon moved approval of Aspen Siding and Windows to repair four (4) decks with the railing to match the rest of the property. Beth Erlendson seconded the motion with Chris Sutton and Bill Barnes in favor. Brandon Hall abstained. The motion passed.

VI. BANK LOAN

The Board discussed continuation of pursuing a bank loan to fund the paint project.

AGREED – Brandon Hall moved approval of not pursuing a bank loan to fund the paint project. The motion was seconded and carried without objection.

VII. POSTPONING OF PAINTING

The Board discussed delaying the painting of all eight (8) buildings and carports until spring/summer 2010. The two reasons for postponing the painting was the lack of funding and possibility of not completing the work due to timing.

AGREED – Beth Erlendson moved approval of postponing the painting project until 2010. The motion was seconded and carried without objection.

VIII. ARBORIST PROPOSAL

The Board discussed the proposal submitted by D.D. Hunter Arborist to remove seven (7) at risk trees on the property.

AGREED– Chris Sutton moved approval of arborist’s proposal of \$4,825. The motion was seconded and carried without objection.

IX. BRACKET REMOVAL- UNIT 703

The Board and Window Committee discussed whether or not to allow brackets to be mounted under garden windows.

AGREED- Brandon Hall moves approval of the windows installed by unit 703, however, the brackets must be removed and the siding must be returned to their previous condition. The motion was seconded and carried without objection.

X. ARCHITECTURAL REVIEW FORM

The Board discussed the architectural review form submitted by CMI. The Board made changes to the layout, added areas for Mtn. Park approval and the review process.

AGREED- Beth Erlendson moved approval of the modified architectural review form. The motion was seconded and carried without objection.

XI. NEXT MEETING

The next Board meeting will be held on Monday, August 24, 2009 at 6:30pm in unit #108.

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XII. ADJOURNEMENT

There being no further business to consider, the meeting was adjourned at 9:20PM.