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**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
AUGUST 24, 2009
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY August 24, 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 6:38 PM.

II. APPROVAL OF AGENDA

AGREED – The agenda was approved as presented.

III. APPROVAL OF JULY 27, 2009 MINUTES

AGREED – Chris Sutton moved approval of the July 27, 2009 minutes as circulated. The motion was seconded and carried without objection.

IV. SIDING REPAIRS

The Board discussed approval of the Aspen Siding & Window's proposal to repair siding on buildings 5-8.

AGREED – Brandon Hall moved approval of the Aspen Siding and Windows proposal for siding repairs. The motion was seconded and carried without objection.

V. Deck Repairs

The Board discussed approval of Aspen Siding & Window's proposal to replace the rear decks of units 703 and 704.

AGREED – Brandon Hall moved approval of the Aspen Siding and Windows proposal to replace the rear decks of 704 and 703 with the provision that the price on unit 703 be reduced 15%. The motion was seconded and carried without objection.

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VI. NEXT MEETING

The next Board meeting will be held on Monday, September 28, 2009 at 6:30pm in unit #108.

VII. ADJOURNEMENT

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

Action Items:

Joel McDonell

1. Send letter to unit 703 regarding the removal of their garden window brackets.
2. Ask owner of unit 106 if there are holes in the wood from improperly placed satellite dishes. Check the eaves for damage from the hanging basket on the next walkthrough.
3. Send letter to all units with satellite dishes that are attached to the exterior of the building.
4. Check with Pete Thomson at Precision 1 Coatings to make sure the tops of the chimney chases can be painted and ask what the cost is associated with that work.
5. Mail current House Rules to owners.
6. Follow up with units that have received rule enforcement letter.
7. Email copies of rules violations to Board members.
8. Ask David Hunter Arborist for bid on pruning trees behind buildings 3 and 4.
9. Provide information to the Board on shortening the collection period from the current 90 days delinquent, to 60 or 45 days delinquent.
10. Obtain a thorough update on accounts receivable for the next Board meeting.
11. Ask Aspen Siding & Windows if their bid for siding repairs include matching the current color scheme for the property. Also determine how many coats of paint will be applied.

Beth Erlendson

1. Send landscaping plan for building 1-4 to the Board.

Brandon Hall

1. Coordinate purchase of dinner for the September 19, 2009 Board walkthrough and planning meeting.