

APPROVED

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
OCTOBER 26, 2009
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY OCTOBER 26, 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

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 6:45 PM.

II. APPROVAL/AMENDMENT OF AGENDA

AGREED – The agenda was amended to add Unit 603 architectural review and TT&L Sheet metal proposal under new business.

III. APPROVAL OF SEPTEMBER 28, 2009 MINUTES

AGREED – Bill Barnes moved approval of the September 28, 2009 minutes as presented. The motion was seconded by Ann Condon and carried without objection.

IV. LANDSCAPING IMPROVEMENTS

The Board discussed approval of Pacific Landscapes proposal to work on the parking lot islands in front of buildings 1-4.

AGREED – Beth Erlendson moved approval of Pacific Landscape's proposal of \$3,500 for the islands in front of buildings 1-4. The motion was seconded by Bill Barnes and carried without objection.

V. HOUSE RULES

The Board discussed approval of revising the house rules for McNary Highlands.

TABLED – The item was tabled for discussion to resume at the following meeting.

VI. 2010 BUDGET

The Board discussed approval of the 2010 budget.

AGREED: Bill Barnes moved approval of the 2010 budget for \$223,802.28. The motion was seconded by Ann Condon and carried without objection.

VII. CMI TWO-YEAR CONTRACT AGREEMENT

The Board discussed the two-year management contract agreement from CMI.

AGREED: Beth Erlendson moved approval of the CMI two-year agreement with reductions made to management services with the stipulation that the current manager remain on McNary Highland's account through the period. Ann Condon seconded the motion. Chris Sutton voted in opposition. Bill Barnes and Ann Condon voted in favor. The motion carried.

VIII. 2010 BUDGET RESOLUTION

The Board discussed the approval of a 2010 budget resolution.

AGREED: Bill Barnes moved approval of the 2010 budget resolution. The motion was seconded by Beth Erlendson and carried without objection.

IX. UNIT 603- ARCHITECTURAL REVIEW

The Board discussed the approval of the architectural request to add a window to unit 603. Aspen Siding and Windows will perform the work in compliance with approved window specifications.

AGREED: Beth Erlendson moved approval of unit 603's architectural modification request. The motion was seconded by Chris Sutton and carried without objection.

X. TT&L SHEETMETAL PROPOSAL

The Board discussed approval of TT&L Sheet metal's proposal to add extensions and kick outs to the downspouts on buildings 5-7.

AGREED: Bill Barnes moved approval of the TT&L Sheet metal proposal. The motion was seconded by Beth Erlendson and carried without objection.

XI. COLLECTION RESOLUTION

The Board discussed approval of allowing the Association's lawyer, Landye Bennett Blumstein, draft a collection resolution.

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AGREED: Ann Condon moved approval of allowing the Association's lawyer to draft a collection resolution. The motion was seconded by Beth Erlendson and carried without objection.

XII. NEXT MEETING

The next Board meeting will be held on Monday, January 25, 2010 at 6:30pm in unit #108.

XIII. ADJOURNEMENT

There being no further business to consider, the meeting was adjourned at 8:32pm.

Action Items:

Joel McDonell

1. Design notice for homeowners outlining their responsibility to have their laundry machine and water heater valves inspected.
2. Follow up with Mike Rice about landscape plan for annual meeting.
3. Add painting decks on buildings 3 and 4. Have Aspen paint trim around new windows, the boards from last summer and the bottom fascia on the back deck of unit 405.