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**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
JANUARY 25, 2010
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY JANUARY 25, 2010 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 6:37 PM.

II. APPROVAL/AMENDMENT OF AGENDA

AGREED – The agenda was approved as presented.

III. APPROVAL OF OCTOBER 26, 2009 MINUTES

AGREED – Bill Barnes moved approval of the October 26, 2009 minutes with the correction of changing the reference of unit 504 to unit 603. The motion was seconded by Ann Condon and carried without objection.

IV. 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.

V. COLLECTION RESOLUTION

The Board discussed approval of the collection resolution drafted by the Association's attorney, Landye Bennett Blumstein.

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

VI. 2010 TAX PREPERATION & 2009 FINANCIAL REVIEW

The Board discussed the proposal from Schwindt & Co. to perform the 2010 tax preparation and 2009 financial review.

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AGREED: Bill Barnes moved approval of the proposal from Schwindt & Co. Ann Condon seconded the motion, which passed without objection.

VII. PAINING PROJECT

The Board discussed the strategy for painting the property in the summer of 2010. CMI provided a projection of reserve funds based on the 2010 reserve study.

AGREED: Beth Erlendson moved approval of painting buildings 5-8 in 2010 and painting buildings 1-4 in 2011. Chris Sutton seconded the motion, which passed without objection.

VIII. EXECUTIVE SESSION

The meeting was adjourned at 8:00 PM to go into Executive Session to discuss the Association's collection accounts.

IX. CALL TO ORDER

The executive session was adjourned at 8:16 PM. The Board Meeting resumed.

X. NEXT MEETING

The next Board meeting will be held on Monday, February 22, 2010 at 6:30pm in unit #108.

XI. ADJOURNEMENT

There being no further business to consider, the meeting was adjourned at 8:24 PM.

Action Items:

Joel McDonell

1. Send year end mailing with the notice to homeowners outlining their responsibility to have their laundry machine and water heater valves inspected, updated house rules and owner/tenant information form.
2. Follow up with Mike Rice about landscape plan for annual meeting.
3. Reserve date at the Mountain Park Recreation Center for the annual meeting on April 21st or 22nd.