

Approved

**MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
October 25, 2010  
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**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY, October 25, 2010 AT 6:30 P.M. AT 3433 MCNARY PARKWAY #108, LAKE OSWEGO, OREGON 97035.**

**PRESENT:** Chris Sutton, Chairperson  
Bill Barnes, Treasurer  
Glen Miller, Director  
Ann Condon, Director

**ABSENT:** Brandon Hall, Director

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

**I. CALL TO ORDER**

The meeting was called to order at 6:36 PM.

**II. APPROVAL/AMENDMENT OF AGENDA**

**AGREED:** The agenda was approved as presented.

**III. APPROVAL OF SEPTEMBER 27, 2010 MINUTES**

**AGREED:** Bill Barnes moved approval of the September 27, 2010 minutes with the changing of Ann Condon's position from Chair to Director and item 9 in action items list from bi-weekly to every other week. The motion was seconded by Ann Condon, which carried without objection.

**V. OLD BUSINESS**

**A. Owner Occupancy Ratio/Rental Cap**

**AGREED:** Ann Condon moved approval of the rental cap letter of making a bylaw amendment if they receive 50% affirmative from the poll. Chris Sutton seconded the motion, which carried without objection.

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**VI. NEW BUSINESS**

**A. Tree Trimming**

**AGREED:** Chris moved for approval of Oregon Tree Care to trim the trees behind buildings 1-2. Glen Miller seconded the motion, which carried without objection.

**B. Gutter Cleaning**

**AGREED:** Bill Barnes moved for approval of Virtue to complete the gutter cleaning. Ann Condon seconded the motion, which carried without objection.

**C. Landscape Contractor**

**AGREED:** Glen Miller moved for approval of DeSantis Landscape with a cap of \$950 per month adding the carports and driveways for leaf blowing. Secondly, adding hillside maintenance behind buildings 1-4. Bill Barnes seconded the motion, which carried without objection.

**D. 2011 Budget**

**AGREED:** Bill Barnes moved for approval of the 2011 budget contingent on the fact that the reserve study reflects a contribution no more than \$8,450.00. Chris Sutton seconded the motion, which carried without objection.

**VII. EXECUTIVE SESSION**

The Board adjourned for executive session at 9:28 p.m.

**AGREED:** Bill Barnes moved for approval of Landye Bennett Blumstein countering \$2,600 of pursuing a judgment against account 448059. Glen Miller seconded and the motion carried without objection.

The meeting was called to order at 9:40pm.

**VIII. CONFIRM NEXT MEETING DATE/PLACE**

The next meeting will take place on Monday, November 29th, 2010.

**IX. ADJOURNMENT**

There being no further business, the Board adjourned at 9:45 p.m.

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Action Items:

CMI:

Follow up with homeowners in two weeks in order to receive 50% approval to the poll sent to homeowners.

Send violations to several units noted at the meeting.

Send cancellation notice to Pacific Landscape and negotiate the requested services with DeSantis Landscaping. Ask DeSantis if they will aid in the landscape renovation project and provide a price for placing a water meter on the irrigation controller.

Schedule Oregon Tree Care to trim the trees behind buildings 1 and 2.

Schedule Virtue to clean the gutters.

Finalize reserve study for 2011.

Have CMISD remove the plywood from beside the building 8 garbage enclosure.

Confirm that the warranty for carpenter ants on building 5.

Send collections information to Landye Bennett Blumstein.