

APPROVED

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
February 21, 2011
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY, FEBRUARY 21, 2011 AT 6:30 P.M. AT 3433 MCNARY PARKWAY #108, LAKE OSWEGO, OREGON 97035.

PRESENT: Chris Sutton, Chairperson
Bill Barnes, Treasurer
Ann Condon, Secretary
Glen Miller, Director
Brandon Hall, Director

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

I. CALL TO ORDER

The meeting was called to order at 6:41 PM.

II. APPROVAL/AMENDMENT OF AGENDA

AGREED: The agenda was approved as presented.

III. APPROVAL OF JANUARY 31, 2011 MINUTES

AGREED: Ann Condon moved approval of the January 31, 2011 minutes. The motion was seconded by Bill Barnes, which carried without objection.

V. COMMITTEE REPORTS

A. House Rules Committee

The Board discussed proposed House Ruled verbiage.

Tabled: Discussion was tabled until the next meeting when the draft will be reviewed.

VI. NEW BUSINESS

A. Annual Meeting Discussion

The Board discussed the Annual Meeting agenda and discussion items.

B. Mayor of Lake Oswego Presentation

The Board discussed the request of having the Mayor attend the Annual Meeting.

AGREED: The Board agreed to accept the invitation for the Lake Oswego Mayor to come to the annual meeting.

C. Dryer Vent Cap

AGREED: Bill Barnes moved approval of allowing Brandon Hall to install a vent cap. The motion was seconded by Chris Sutton, which carried without objection.

D. Tree Trimming

The Board discussed trimming the trees behind Building 3.

AGREED: Brandon Hall moved approval of a cap of \$2,500 to trim trees behind building 3 and to use a new arborist. The motion was seconded by Glen Miller. Brandon Hall, Glen Miller, Ann Condon and Chris Sutton voted in favor. Bill Barnes voted in opposition. The motion carried.

VII. OLD BUSINESS

A. Rental Restriction & Bylaw Amendments

The Board discussed the next steps in regard to the Rental Amendment. Ken Sutton presented addition conflicts in the Bylaws that could be changed during the process.

AGREED: The Board will send proposed changes to the attorney for review.

VIII. COMMUNITY MANAGER'S REPORT

Joel McDonell performed the manager's report.

IX. COMMUNITY MANAGER'S REPORT

A. Alpha Ecological Proposal

AGREED: Bill Barnes moved approval of the three Alpha Ecological Proposals to treat for carpenter ants. The motion was seconded by Glen Miller, which carried without objection.

X. EXECUTIVE SESSION

The Board adjourned for executive session at 8:46 pm.

XI. CONFIRM NEXT MEETING DATE/PLACE

The next meeting will take place on March 28, 2011.

XII. ADJOURNMENT

There being no further business, the Board adjourned at 8:52 p.m.

Action Items:

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CMI:

Inform unit 408 that they can hold an open house.

Ask Connie Guist for update on House Rules process.

Get the Lake Oswego water data for the past five years from the city and send to Glen.

Send annual mailing documents to Board for review prior to sending to owners.

Invite Lake Oswego Mayor to the annual meeting.

Get legal opinion on the proposed Bylaw changes.

Have Alpha Ecological treat the three buildings for termites and carpenter ant prevention.

Glen Miller:

Put the paint project out to bid.

Work with Brandon, Bill and Ken to get a proposal to trim the trees behind building 3.