

Approved

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
AUGUST 29, 2011
PAGE 1 OF 3**

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MONDAY, AUGUST 29, 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

ABSENT: Gille Wilbanks, Director

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

OWNERS PRESENT: AS INDICATED ON SIGN IN SHEET

I. CALL TO ORDER

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

II. APPROVAL/AMENDMENT OF AGENDA

The agenda was amended adding CC & L Bump Out Proposal and Garbage Enclosure Cleanliness to New Business.

III. APPROVAL OF JULY 25, 2011 MINUTES

AGREED: Glen Miller moved approval of the July 25, 2011 minutes. The motion was seconded and carried without objection.

IV. COMMITTEE REPORTS

Painting Committee – Director Glen Miller reported on the status of the painting as inspected by Consultant Steve Gray. He reported that the work was done well and will be inspected prior to Willco being paid.

Landscaping Update – The Board asked CMI to request a proposal from DeSantis Landscape for cleaning up the blackberries and saplings behind the lower Buildings.

V. NEW BUSINESS

a. Landscape Controller Lockbox

The Board discussed putting locks on the landscape controller lockbox.

TABLED: No action will be taken at this time.

b. Pressure Washing Proposals

The Board discussed the pressure washing proposals.

TABLED: No action will be taken at this time.

c. Washing of Upper Unit Proposals

The Board discussed washing the exterior of the upper units.

TABLED: No action will be taken at this time. The Board will discuss the item again in Spring 2012.

d. Restriping Proposal

The Board discussed the restriping proposal from Coast Pavement Maintenance.

TABLED: No action will be taken at this time.

e. DeSantis Landscape Proposal

The Board discussed the landscape proposal. They request a representative from DeSantis to attend the Board Meeting on September 12, 2011.

TABLED: No action will be taken at this time.

f. CC & L Bump Out Proposal for Unit 305

AGREED: Ann Condon moved approval of Option 1 of the CC & L bump out proposal for Unit 305. The motion was seconded and carried without objection.

g. Garbage Enclosure Cleanliness

The Board discussed the cleanliness of the garbage enclosures and possible solutions.

TABLED: No action will be taken at this time.

VI. OLD BUSINESS

a. Rental Restriction

The Board discussed re-sending the rental amendment with a new ballot and without the house rules amendment previously sent. CMI will re-send the mailing in order to hold a vote on the proposed Bylaws changes.

Approved

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
AUGUST 29, 2011
PAGE 3 OF 3**

VII. REVIEW OF ACTION ITEMS/DECISIONS

Community Manager Joel McDonell reviewed the list of items to be completed and decisions made during the meeting.

CMI:

Have DeSantis attend the Board meeting on September 12th with the proposed landscape plan and cost. Request that they bring pictures of the plants and buildings as part of the presentation.

Send previous approved meeting minutes to Ken Sutton.

Have the numbers re-installed after conclusion of painting.

Obtain bid for blackberry and sapling removal trimming behind the lower buildings.

Obtain bid for concrete curb repair by 703, lower building mailboxes and driveway curve between buildings 4 and 5.

Obtain a bid from Oregon Tree Care to remove the vine maple by building 7.

Ask CC&L for clarification on underlayment specifications in their proposal.

VIII. CONFIRM NEXT MEETING DATE/PLACE

The next meeting will take place on September 26, 2011.

IX. ADJOURNMENT

There being no further business, the Board adjourned at 9:20 p.m.