

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
September 26, 2011
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS
MEETING HELD ON MONDAY, SEPTEMBER 26, 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
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 6:37 PM.

II. APPROVAL/AMENDMENT OF AGENDA

The agenda was approved as presented.

III. APPROVAL OF AUGUST 29, 2011 MINUTES

AGREED: Gille Wilbanks moved approval of the August 29, 2011 minutes. The motion was seconded and carried without objection.

IV. COMMITTEE REPORTS

A. House Rules

The Board discussed the House Rules updates specifically the section regarding hanging baskets to the exterior of the units.

V. NEW BUSINESS

a. 2012 Budget

CMI presented the 2012 budget for Board review. The Board discussed the 2012 budget.

TABLED: Discussion was tabled until the following meeting.

b. Coast Pavement Maintenance

AGREED: Gille Wilbanks moved approval of the Coast Pavement Maintenance proposal. The motion was seconded and carried without objection.

C. Landscaping Proposals

AGREED: Gille Wilbanks moved approval of the DeSantis landscape proposal for the Upper Buildings with the caveat that Glen Miller and Bill Barnes have authority to adjust the plantings. The motion was seconded and carried without objection.

AGREED: Gille Wilbanks moved approval of the DeSantis tree removal proposal. The motion was seconded and carried without objection.

d. Homeowners' Insurance

The Board discussed the importance of homeowner's obtaining their own personal policies. They discussed the causes of loss and coverage.

VI. REVIEW OF ACTION ITEMS/DECISIONS

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

CMI:

Schedule Aspen to meet with Unit 803 to inspect dry rot on railing and joists.

Send Compliance Letter to Unit 806 for parking outside garage.

Clarify with DeSantis that the drip irrigation system will need to last for more than 1 year for it to be a feasible option.

Have DeSantis repair the irrigation leak on the NE side of Building 3.

Schedule DeSantis to meet Glen and Bill on site to discuss the landscape renovations to the upper units.

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

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Clarify with DeSantis that a Japanese Maple will be planted in front of Building 7.

Explain why the HOA insurance policy is triggered when it does not affect the HOA.

Clarify the amount of inspections that are included in the management contract.

VII. CONFIRM NEXT MEETING DATE/PLACE

The next meeting will take place on October 24, 2011.

VIII. ADJOURNMENT

There being no further business, the Board adjourned at 9:18 p.m.