

**APPROVED**

**MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
DECEMBER 05, 2011  
PAGE 1 OF 3**

**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF  
DIRECTORS MEETING HELD ON MONDAY, DECEMBER 5, 2011 AT 6:30  
P.M. AT THE MOUNTAIN PARK RECREATION CENTER CONFERENCE  
ROOM, LAKE OSWEGO, OREGON 97035.**

**PRESENT:**

Chris Sutton, Chairperson  
Bill Barnes, Treasurer  
Ann Condon, Secretary  
Glen Miller, Director  
Gille Wilbanks, Director

**BY INVITATION:**

Beth Erlendson - unit 305  
Connie Guist - unit 211  
Brandon and Alejandra Hall - unit 603  
Patsy Lally - unit 103  
Robert Le - unit 604  
Martha Maroney - unit 605  
Taylor and Lorraine Reece - unit 107  
Luann Rukke - unit 102  
Patricia Segars - unit 304  
Ken Sutton - unit 108  
Connie Wilbanks - unit 402

**I. CALL TO ORDER**

a. The meeting was called to order at 7:00 PM.

**II. APPROVAL/AMENDMENT OF AGENDA**

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

**III. HOUSE RULES REVIEW AND APPROVAL**

Chris Sutton reviewed the background of the House Rules revision process that started over a year ago. Connie Guist initiated the process forming a committee that met over a period of a year. The committee submitted its recommendations to the Board of Directors. The Board reviewed the complete document over a series of meetings and returned it to the Committee. The committee resubmitted with some additional revisions and the purpose of tonight's meeting is to resolve differences and finalize the document.

Ken Sutton complimented both the House Rules Committee and the Board for the time put into the project. He expressed concern about the process and discussion followed.

The balance of the meeting was spent going through the document and identifying each suggested change and either accepting immediately or discussing and then either accepting, modifying for rejecting change.

Gille Wilbanks had the document on his laptop, projected onto a screen so all could see document, and captured most of the changes on his laptop.

The following topics are called out for cross reference with the final document:

**Common Areas:**

(pg 16) Board members agreed to retain wording that states: "A majority group of owners in any given building in McNary Highlands can propose a landscape plan for the area immediately outside their building to the Board. Under advisement of the landscaping contractor, the Board will approve or deny the plan ....." A change had been proposed to substitute "individual" for "majority".

(pg 16-17) Birdfeeders: After much discussion the Board agreed on the following wording:

Regular birdfeeders will be allowed in common areas of the complex that are directly over ground cover. Hummingbird feeders only will be allowed in common areas that are over either a hard surface or bark dust. (Martha Moroney will fine tune wording).

**Parking:**

(pg 20) After extensive discussion on parking the following wording was agreed to:

" 2 vehicles per unit are allowed or 1 per resident up to 4 per unit. All cars must be registered with the PMC. (Martha may modify to make consistent with rest of document.)

**Pets:**

(pg 20) This topic generated the most discussion of the evening. The committee did extensive work on identifying definition of medium dog and found that a common definition was 30 – 50 lbs and had proposed raising limit from current 30lb limit to 50 lb. Homeowners present at the meeting expressed concerns over impact on value of homes and quality of living experience for those living directly next to or under units that may have larger dogs. In the end

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DECEMBER 05, 2011  
PAGE 3 OF 3**

a vote of all present was taken and a majority of those present voted to maintain the 30lb limit and to grandfather in any existing pets. There was general consensus that enforcement of this rule would be crucial going forward.

(pg20) Dangerous Dogs – there was discussion on wording of this area. Some committee members wanted it removed. Board agreed to keep with the change of title to Dangerous Animals - Martha to reword and put in document where it made sense.

Chris Sutton made the motion to adopt the House Rules with tonight's final revisions. The motion was seconded and passed unanimously.

**ADJOURNMENT**

There being no further business, the Board adjourned at 9:00 p.m.