

APPROVED

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
DECEMBER 28, 2011
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON WEDNESDAY, DECEMBER 28 2011 AT 6:30 P.M. 3433 MCNARY PARKWAY #108, LAKE OSWEGO, OREGON 97035.

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

INVITATION: Martha Maroney

I. CALL TO ORDER

- a. The meeting was called to order at 7:20 PM.

II. HOUSE RULES REVIEW

There was no reading of the minutes of the previous meeting or any agenda presented. Prior to the opening of the meeting there was some informal discussion of various points of the latest version of the Rules Document. Several versions were present.

The meeting was called to order at 7:20 pm by Chair Chris Sutton.

A copy of the latest document was put up for electronic display visible to all. Martha Mahoney edited that document as required in response to discussion and conclusions by the Board.

Due to the records of the meeting being kept by a truly mediocre Acting Secretary, all of the points discussed are not included here. However, the conclusions of those discussions were incorporated into the document.

There was a motion made, seconded (Wilbanks/Barns), and passed, to accept the wording as displayed on the screen subject to the following:

1. The document containing number and pagination would be distributed to the board, electronically, in a timely fashion for final review.

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2. In the absence of any objections by the Board would be forwarded to CMI by Martha Mahoney at the close of business Tuesday, January 3, 2012.

The method for printing and distribution was not finalized, but was left to the Chair to arrange.

The board reviewed and approved the following changes.

1. The www.mcnaryhighlands.com website site name was added where appropriate.
2. "PMC website" was changed to "HOA website www.mcnaryhighlands.com" where appropriate.
3. Receipt-of-Rules-Acknowledgement _Form, Resident_Information_Form, Residency_Change_Form penalty clause wording.
4. Common Area - wording on "proposal of landscape plan by unit owner(s)"
5. Decks, Patios, Porches, and Balconies - wording on "no planters etc. on ledgers but only on inside edges " added back to document.
6. Plants, Flowers, and Pots - wording on "hanging basket hooks being installed by PMC" added back to document.
7. Pets - wording on "Dangerous Animals" added back to document.

Glen Miller stated his opposition to the decision to allow across-the-board basis of approval which allows all residents to attach items (up to two flower baskets per resident) to common elements (i.e. buildings).

The intent of Article VII Section 5 of the bylaws is to provide a degree of control over the appearance of the common elements. The new rule diminishes the ability of this control. Additionally, this new rule sets a precedence for future approvals of additional personal items, thus reducing control of the common elements appearance even further.

ADJOURNMENT

There being no further business, the Board adjourned at 8:30 p.m.