

Minutes of the McNary Highlands Condominium Board of Directors meeting held on July 26, 2012 at 6:30pm at Mt. Park Recreation Center 2 Mountain Jefferson Terrace, Lake Oswego, OR 97035

Present: Chris Sutton, Chairperson
Ann Condon, Secretary
Molly French, Treasurer
Glen Miller, Director
Connie Wilbanks, Director

Owners Present: Ken Sutton
Roger Hennagin
Lynn Hennagin

I. Call to Order

The meeting was called to order at 6:30 pm.

II. Owners Forum

- a. Roger and Lynn Hennagin were present to answer any questions the board had on their application to replace windows/doors on unit 404. The board reviewed the application.

Agreed: Connie Wilbanks moved approval of the application. The motion was seconded and carried without objection.

III. McNary Highland Water Sewer Usage

Kevin McCaleb from the City of Lake Oswego Public Works Department answered Board members questions regarding the Association's high water and sewer usage/bills and discussed options to address issues.

Agreed: Connie Wilbanks moved approval of scheduling a water audit/leak detection by Mr. McCaleb as soon as possible. Mr McCaleb will supply the Board with list of items needed/instructions for day of audit. The motion was seconded and carried without objection

IV. Approval or Amendment of Agenda

Chris Sutton approved the agenda as presented

V. Approval of June 19, 2012 Meeting Minutes

The Board discussed the minutes from the previous Board Meeting:

Agreed: Glen Miller moved approval of the May 23, 2012 meeting minutes as amended. The motion was seconded and carried without objection.

VI. New Business

a. Future meeting dates:

The board discussed the following dates for the balance of 2012 meetings: August 27th, September 27th and October 25th. There will be no meetings in November or December. It was also requested that Joel should attend these meetings.

Agreed: Ann Condon moved approval of the dates. The motion was seconded and carried without objection

b. Making Decisions over email

The Board discussed Chris Sutton's request to try to minimize the number of decisions over email and concurred.

c. \$100 Rebate Letter

The Board discussed the need to send out a follow up letter to the one originally sent regarding \$100 rebate to anyone who had a plumber come and check for leaky toilets/pipes. There was no date on the original letter. The Board discussed expanding the rebate to cover non-pressurized low flow toilets installed by a licensed contractor. The offer would be good until the end of December 2012.

Agreed: Ann Condon moved approval of extending offer until December 2012 and including toilets with the condition that a licensed contractor install the toilets. The motion was seconded and passed without objection. Connie Wilbanks will work on refining the letter.

VII. Old Business

a. Dry rot repair bid status

The Board discussed that based on the contract and time frame issues with Sean Gores that is necessary to rescind the approval of the Sean Gores Contract at the last board meeting. It was noted that Porter Construction would be submitting a bid shortly.

Agreed: Molly French moved to rescind the June 19, 2012 approval of Sean Gores contract. The motion was seconded and passed without objection.

b. Tree Removal

The Board discussed Dave Hunter's request to come up with a number of trees to request be removed in the application

Agreed: Glen Miller moved to direct Dave Hunter to apply for the removal of 10 trees as identified in the area behind building 3 with removal to take place in the fall and replanting of new trees in the spring if the City of Lake Oswego approves. The motion was seconded and passed without objection.

c. DeSantis Bid

The DeSantis bid for front entry, driveway etc was tabled until after the water audit has been completed.

d. Fire Lane stenciling

The board discussed stenciling options.

Agreed: Glen moved to re-stencil over any existing writing in the firelanes in white. The motion was seconded and passed unanimously.

e. Violation letters

The board started discussion violations for 401 and 806 and were in agreement that house rules should be followed. It was agreed that 401 may not park the Vehicle he uses for tours long enough to unload and clean the vehicle but it should be parked there overnight.