

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
AUGUST 27, 2012
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON AUGUST 27, 2012 AT 6:30P.M. AT MOUNTAIN PARK RECREATION CENTER 2 MOUNTAIN JEFFERSON TERRACE, LAKE OSWEGO, OR 97035

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

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 6:37pm.

II. APPROVAL OF MEETING AGENDA

Chris Sutton approved the Agenda as presented.

III. APPOINTMENT OF JULY 26 & AUGUST 23, 2012 MEETING MINUTES

The Board discussed the minutes from the previous Board Meeting.

AGREED: Chris Sutton moved approval of the July 26 & August 23, 2012 meeting minutes. The motion was seconded and carried without objection.

IV. NEW BUSINESS

a. **Stair Treads**

The Board discussed replacing the stair treads.

TABLED: The decision was tabled until the next Board Meeting.

b. **Pathway from Oswego Summit**

The Board discussed the pathway Oswego Summit has created to McNary Highlands and how to reduce activity in that area.

AGREED: Glen Miller moved approval of installing a 'No Trespassing' sign. The motion was seconded and carried without objection.

c. **Irrigation/ Dog Bog Area**

The Board discussed the grass area northwest of Building 4.

TABLED: The decision was tabled for the next Board Meeting.

d. **Unit 504 Modification Request**

The Board discussed the Modification Request for Unit 504.

AGREED: Chris Sutton moved approval to deny the Modification Request and keep the rules regarding freestanding bird feeders. The motion was seconded and carried without objection.

e. **Moss Removal Request**

The Board discussed the moss removal request.

AGREED: Molly French moved approval of requesting the branches to be trimmed by DeSantis Landscape. The motion was seconded and carried without objection.

f. **Toilet Rebate-MP Plumbing**

The Board discussed the toilet rebate and MP Plumbing notice.

AGREED: Ann Condon moved approval of Glen Miller posting the MP Plumbing notice on site. The motion was seconded and carried without objection. Glen Miller abstained from the vote.

g. **Unit 206 Modification Request**

The Board discussed the Modification Request of Unit 206.

AGREED: Chris Sutton moved approval of two plants being hung from the hanging basket hooks, removal of the satellite dish from the railing as it should be placed on a tripod and all repairs will be billed to the owner and the pots need to hang on the inside of the railing. The motion was seconded and carried without objection.

h. **Construction Contract Status with Aspen**

The Board discussed the Aspen proposal.

AGREED: Glen Miller moved approval of Aspen to perform the 3 items of work not to exceed \$8,500.00. The motion was seconded and carried without objection.

i. **Water Audit**

The Board discussed the water audit scheduled for September 5, 2012.

j. **Ice Melt Container**

The Board discussed the ice melt container which will be ordered and stored behind the garbage enclosure for Building 3.

k. **Community Picnic**

The Board discussed the Community Picnic. Connie Willbanks will arrange the picnic.

I. 08/26/12 Violation Report

The Board discussed the violation report provided by CMI showing the violations noted at the time of their site inspection.

V. COMMUNITY MANAGER'S REPORT

VI. REVIEW OF ACTION ITEMS AND DECISIONS

- Send 2012 Water & Sewer invoices to Ken Sutton
- Obtain stair tread proposals
- Obtain suggestions for dog waste receptacles
- Send violation letter to unit 504
- Send violation letter to unit 206
- Obtain new Aspen proposal for deck repairs
- Photocopy floor plans for Ken Sutton
- Order an ice melt container and sign for the garbage enclosure across from unit 306
- Inform unit 202 to remove the excess plantings outside their back deck
- Send violation letter to unit 806
- DeSantis to trim ivy on buildings 3 & 4
- Have CMISD install railroad tie step between buildings 5&6

Glen-

- Woodcarver will meet with Glen to repaint the signs with the correct color
- Install "no trespassing" signs on Oswego Summit boundary
- Post MP plumbing information

Connie-

- Arrange details for a community picnic

VII. NEXT MEETING

The next meeting is scheduled for September 27, 2012 at 6:30pm.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:02pm.