

APPROVED

MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 27, 2012  
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
SEPTEMBER 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 6:32pm.

**II. APPROVAL OF MEETING AGENDA**

Chris Sutton approved the Agenda as amended adding Board Member Participation and Aspen Contract Update.

**III. APPROVAL OF AUGUST 27, 2012 MEETING MINUTES**

The Board discussed the minutes from the previous Board Meeting.

**AGREED:** Chris Sutton moved approval of the August 27, 2012 meeting minutes as amended. The motion was seconded and carried without objection.

**IV. NEW BUSINESS**

a. **Board Member Participation**

The Board performed a reading of the Bylaws and discussed who could attend and participate in Board meetings.

**AGREED:** Connie Wilbanks moved approval of designating the Chairperson or designee to assign time limits as the Board will implement a timekeeper at all meetings. The motion was seconded and carried without objection.

**AGREED:** Ann Condon moved approval of discussion between Board Meetings being directed through the Chairperson. The motion was seconded and carried without objection.

b. **2013 Budget**

The Board discussed the drafted 2013 Budget.

**AGREED:** Connie Wilbanks moved approval of having a draft of the budget presented at the next Board meeting for review. The motion was seconded and carried without objection.

c. **Pest Control Agreement**

The Board discussed the pest control agreement provided by Alpha Ecological.

**AGREED:** Ann Condon moved approval of buildings 1 & 2 being treated along with building 3 as long as building 3 waits until May of 2013. The motion was seconded and carried without objection.

d. **Gutter Cleaning Proposals**

The Board discussed the gutter cleaning proposals.

**AGREED:** Connie Wilbanks moved approval of the Virtue gutter cleaning proposal. The motion was seconded and carried without objection.

e. **Fire Lane Stencil**

The Board discussed the Fire Lane Stenciling.

**AGREED:** Connie Wilbanks moved approval of postponing the fire lane stenciling until the next meeting. The motion was not seconded and failed.

**AGREED:** Glen Miller moved approval of having CMISD test a location of the fire lane stenciling in front of 806 using a wire brush to remove the excess stenciling. Ann Condon seconded, Molly French, Anne Condon, Connie Wilbanks and Chris Sutton opposed and the motion failed.

**AGREED:** Connie Wilbanks moved approval of stenciling where the existing fire lane stencils were and removing the extra stenciling done by CMISD in between the old stenciling marks. The motion was seconded and carried without objection.

f. **Stair Tread Proposals**

The Board discussed the stair tread proposals.

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

g. **Dog Waste Receptacles**

The Board discussed the dog waste receptacles.

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

h. **Check Signing**

The Board discussed the monthly check signing.

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

i. **Unit 806 Parking Violation**

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The Board discussed the Unit 806 parking variance request.

**AGREED:** Connie Willbanks moved approval of unit 806 being allowed to park daily from 3-6pm based upon their request. It is based on the fact that the architecture of building 8 limits ingress and egress from the garage. The motion was seconded. Ann Condon, Connie Willbanks, Molly French and Chris Sutton voted in favor. Glen Miller opposed. Motion carried

j. **Water Audit Observations**

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

**V. OLD BUSINESS**

a. **Tree Removal Response**

The Board discussed the tree removal response from the City.

b. **Aspen Agreement Update**

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

**VI. NEXT MEETING**

The next meeting is scheduled for October 25, 2012 at 6:30pm.

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:05pm.