

APPROVED

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
January 31, 2013
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**MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
January 31, 2013 AT 6:30P.M. AT MOUNTAIN PARK RECREATION CENTER 2 MOUNTAIN JEFFERSON
TERRACE, LAKE OSWEGO, OR 97035**

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

ABSENT: Ann Condon, Secretary

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 6:33pm.

II. APPROVAL OF MEETING AGENDA

Chris wants to change landscape proposals to coincide with the water audit and delete item A under old business. Add Board meeting attention to old business.

III. APPROVAL OF OCTOBER 25, 2012 & December 6, 2012 MINUTES

The Board discussed the approval of the minutes from the October 25, 2012 and December 6, 2012 Board meetings.

AGREED: Glen Miller moved approval of the minutes pending the changes made during the meeting to the October and December minutes. The motion was seconded and carried without objection.

IV. TREASURER'S REPORT:

Molly French provided the Treasurer's Report. She asked the Board to discuss expectations of the position, which they discussed.

V. NEW BUSINESS

a. Chimney Chase Repair Proposal

The Board discussed the proposal from Oregon Chimney to repair three chimney chase covers.

AGREED: Glen Miller moved approval of the proposal. The motion was seconded and carried without objection.

b. DeSantis Proposals

The Board discussed the proposals for the landscaping.

TABLED: The Board tabled discussion until the next meeting.

- c. **City Of Lake Oswego Water Audit**
The Board discussed the high water bills and data that was provided by Ken Sutton.
AGREED: Molly French move approval of Gille Wilbanks going to the City of Lake Oswego to investigate the variances in the water bill. The motion was seconded and carried without objection.

- d. **Planned Expenditures**
The Board discussed planned expenditures for the year. They reviewed the current reserve amount and discussed the timeline for beginning the planned projects.
TABLED: The Board tabled the discussion until the next meeting.

- e. **2013 Meeting Dates**
The Board discussed 2013 meeting dates.
Agreed: The Board decided to meet on the last Thursday of every month.

- f. **Tree Removal Update**
Glen Miller updated the Board that the arborist found root rot in the trees below the lower buildings.
TABLED: Glen Miller will engage two more arborists for comparable bids for the Board's review.

- g. **Additional Stair Tread**
The Board discussed adding aluminum stair treads to the staircase of unit 407/408.
AGREED: Glen moved approval of purchasing stair treads for 407/408. The motion was seconded and carried without objection.

- h. **Unit 211 Toilet Reimbursement**
The Board discussed a request by unit 211 to accept reimbursement for the high efficiency toilet that was purchased in 2003.
AGREED: Chris Sutton moved approval of denying the reimbursement as the toilet was purchased outside the valid time period in 2012. The motion was seconded and carried without objection.

- i. **Black Screen Doors**
TABLED: This item was tabled until the next meeting.

VI. NEXT MEETING

The next meeting is scheduled for March 28, 2013.

VII. ADJOURNMENT

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