

THE MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS ANNUAL HOMEOWNERS MEETING HELD AT 6:30 PM ON APRIL 25, 2013 AT MOUNTAIN PARK RECREATION CENTER BANQUET HALL, 2 MT JEFFERSON TERRACE, LAKE OSWEGO, OR 97035.

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

By Invitation: Joel McDonell, Community Manager
Nick Shanafelt, Community Administrator
COMMUNITY MANAGEMENT, INC. AAMC

Kevin McCaleb
CITY OF LAKE OSWEGO WATER BUREAU

I. CALL TO ORDER

The Meeting was called to order at 6:30 p.m.

II. CALLING OF ROLL & CERTIFICATION OF PROXIES

A quorum was established as follows:

Present in Person:	11
<u>Present by Proxy:</u>	<u>24</u>
Total Present:	35

III. PROOF OF NOTICE

Community Manager Joel McDonell certified that notices for the annual meeting were mailed to homeowners from the office of CMI on or about March 29, 2013.

IV. APPROVAL OF 2012 ANNUAL MEETING MINUTES

AGREED: Connie Guist moved approval of dispensing with the reading of the 2012 Annual Meeting Minutes. The motion was seconded and carried unanimously.

V. REPORTS OF OFFICERS

A. CHAIRPERSON'S REPORT

Chris Sutton presented the Chairperson's report. Projects completed during the last year included resealing the parking lot, installation of stair treads on selected units, essential dry rot repairs, the entry sign was repainted, a leak detection test was performed in building 1. Bids have been requested for an annual building inspection. Landscape improvement and irrigation projects were scheduled to be started in the Spring/Summer.

VI. WATER CONSUMPTION PRESENTATION

Kevin McCaleb from the Lake Oswego City Water Bureau discussed water use at the property. The system was tested, and the meter for building 1 was using a lot of water. An investigation was done but no leak was found. It has been recommended that the Association install individual building meters to

monitor future usage since the meter at the street is for the entire property. He also presented information on how unit owners can reduce their water use and help the HOA. Owners could contact him for free shower heads and other water saving tools that the City provides.

VII. LOWER BUILDING TREE REMOVAL AND REPLACEMENT PROJECT

Glen Miller reported that trees near the lower buildings are diseased. The Association has approval to replace four trees and is developing a plan for removal.

VIII. ELECTION OF DIRECTORS

AGREED: Gille Wilbanks moved to open the floor to nominations. The motion was seconded and carried unanimously.

Ann Condon and Hunter Bellgard were nominated.

AGREED: Ken Sutton moved to close the floor to nominations. The motion was seconded and carried unanimously.

AGREED: Connie Guist moved to elect Martha Maroney, Ann Condon and Hunter Bellgard through acclamation. The motion was seconded and carried unanimously.

IX. TAX RESOLUTION 70-604

The Board discussed the Tax Resolution.

AGREED: Martha Maroney moved to approve the Tax Resolution. The motion was seconded and carried unanimously.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 pm.