

Approved

**MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
AUGUST 22, 2013
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON AUGUST 22, 2013, 6:30P.M., AT MOUNTAIN PARK RECREATION CENTER, 2 MOUNTAIN JEFFERSON TERRACE, LAKE OSWEGO, OREGON 97035

PRESENT:

Gille Wilbanks, Chairperson
Martha Maroney, Secretary
Ann Condon, Director
Geoffrey Day, Director
Ken Sutton, Treasurer

BY INVITATION:

Joel McDonell, Community Manager
Community Management, Inc.

OWNERS PRESENT:

As indicated on the sign-in sheet

I. CALL TO ORDER

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

II. APPROVAL OF MEETING AGENDA

The agenda was approved as submitted.

III. APPROVAL OF MEETING MINUTES JULY 25, 2013

The Board discussed approval of the minutes from the meeting of July 25, 2013.

AGREED: Ann Condon moved approval of the meeting minutes from the July 25, 2013 Board meeting. The motion was seconded and carried without objection.

IV. NEW BUSINESS

a. Building Water Sub-Meters

The Board discussed the building water sub-meters.

AGREED: Ken Sutton moved approval of the bid from Pipeline Plumbing to install water sub-meters. The motion was seconded and carried without objection.

b. Building Repair Project

The Board discussed the front entry of unit 211 and the membrane puddling problem.

AGREED: Gille Wilbanks made a motion to contact Charter for the work. It was seconded and carried without objection.

c. Reserve Study Changes

The Board discussed the Reserve Study. Ken presented his findings to the Board.

AGREED: Gille Willbanks and Ken Sutton agreed to discuss the changes with CMI at a later date.

d. Stair Tread Installation

The Board discussed installation of stair treads.

AGREED: Ann Condon made a motion to authorize Gille to order and install stair treads, not to exceed \$12,000. The motion was seconded and carried unanimously.

e. Commercial Vehicle at unit 705

The Board discussed approval of an exception for a commercial vehicle at unit 705.

AGREED: Ann Condon moved approval to allow the tenant to park the vehicle in unmarked parking spaces until the end of September. It was seconded and carried without objection.

V. Executive Session

The meeting was adjourned to hold an Executive Session to discuss Accounts Receivable at 8:38pm.

VI. Call to Order

The meeting was called to order at 8:51pm

VII. ADJOURNMENT

The meeting was adjourned at 8:52 p.m.