

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2014
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
FEBRUARY 27, 2014, 6:30 P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035

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

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 6:34 p.m.

II. APPROVAL OR AMENDMENT OF AGENDA

The Board discussed the agenda.

AGREED: The agenda was approved as submitted.

III. APPROVAL OF THE JANUARY 23, 2014 MINUTES

The Board discussed approval of the January 23, 2014 meeting minutes.

AGREED: Ann Condon moved to approve the minutes as presented. The motion was seconded and carried unanimously.

IV. NEW BUSINESS

a. Annual Meeting Topics

The Board discussed topics for the annual meeting. The topics included but were not limited to updating water heaters, installing shut-off valves for fixtures, example of water damage due to tank failing, de-icing and snow removal costs.

b. Lighting Proposal

The Board discussed a proposal from Jarmer Electric for lighting improvements.

AGREED: Ken Sutton moved for approval of option 1 for adding driveway lights, and to have Jarmer get the adapter to install a new bulb in the mailbox light sign. The motion was seconded and carried unanimously.

c. Building 7 Door

The Board discussed having a door at building 7 cleaned and painted.

AGREED: It will be done when the weather is dryer and warmer.

d. Property Inspection Proposal

The Board discussed a proposal from Eagle Eye Inspections to perform the yearly property inspection including the carports.

AGREED: Martha Maroney moved to approve the inspection proposal for \$2,300. The motion was seconded and carried without objection.

e. Building 7 Chimney Proposal

The Board discussed a proposal from Oregon Chimney for repairs to the chase cover of a chimney at building 7.

AGREED: Ken Sutton moved approve the chimney proposal. The motion was seconded and carried without objection.

f. IHG Insurance Proposal

The Board discussed an insurance proposal from IHG for crime and fidelity coverage.

AGREED: Geoffrey Day moved to approve the insurance proposal. The motion was seconded and carried without objection.

V. OLD BUSINESS

a. Tree Removal Status

Gille Willbanks reported that the plan should be ready by the next meeting.

b. Abatis Installation Update

Only one person has trespassed since the abatis was installed. It was noted that the abates appears to be working due to the decrease in traffic.

c. Landscape Update

The Board noted several items that DeSantis Landscaping should address. Ken Sutton took several pictures during a walkthrough that would be sent to DeSantis.

VI. REVIEW OF ACTION ITEMS AND DECISIONS

The Board reviewed the action items and decisions made during the meeting.

VII. EXECUTIVE SESSION

The regular Board Meeting was adjourned at 7:53 p.m. into Executive Session to discuss Accounts Receivables.

VIII. RECONVENE

The Board Meeting was reconvened at 8:14 p.m.

IX. CONFIRM ANNUAL MEETING DATE

The Annual Meeting will take place April 24, 2014.

X. ADJOURNMENT

The meeting was adjourned at 8:16 p.m.