

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
JULY, 24 2014
PAGE 1 OF 3

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON JULY 24, 2014, 6:30 P.M., AT MOUTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035

PRESENT: Martha Maroney, Secretary
Ken Sutton, Treasurer
Mitchell Neriah, Director
Ann Condon, Director
Gille Wilbanks, Chairperson

BY INVITATION: Joel McDonell, Community Manager
Community Management, Inc.

Ken Nyssen & Debby Van Toro,
Henderson and Daughter

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 JUNE 26, 2014 MINUTES

The Board discussed approval of the June 26, 2014 meeting minutes.

AGREED: Ken Sutton moved to approve the minutes pending clarification changes to item "O". The motion was seconded and carried without objection.

IV. NEW BUSINESS

a. Window Replacements

The Board was presented with information regarding window replacements from Henderson and Daughter and a request to make them the Association's exclusive window vendor.

TABLED: Discussion was tabled pending information regarding contractor exclusivity.

b. Water Pressure Test Results

The Board discussed the results of the water pressure test and request to see proposals for pressure reduction valves.

c. Building 5 Carpenter Ant Treatment

The Board discussed a proposal for carpenter ant treatment at building 5 with a 5 year warranty.

AGREED: Ann Condon moved to approve the proposal from Alpha Ecological. The motion was seconded and carried without objection.

d. Touch-Up Painting

The Board discussed proposals for railing touch up painting.

AGREED: The Board would discuss a work party for painting the railing top caps.

e. Roof Tile Maintenance

The Board discussed information provided by CC&L Roofing regarding roof tile maintenance options for painting/coating the roofs.

TABLED: Based upon the information from CC&L Roofing, the item was tabled.

f. Roof Inspection Repairs

The Board discussed proposals for repairs based on a roof inspection.

TABLED: This item will be discussed at the August meeting pending a conference call with CC&L.

g. Water Shut Off Proposals

The Board discussed initial findings from three contractors regarding water shut off in all 8 buildings.

TABLED: Discussion was tabled.

h. Unit 201 Inspection/Repairs Ratification

The Board discussed a proposal from Charter Construction for inspection and repairs to dry rot in the siding found at unit 201 that was approved prior to a Board meeting.

AGREED: Ken Sutton moved to ratify the proposal from Charter Construction. The motion was seconded and carried without objection.

i. Unit 302 Architectural Modification Request

The Board discussed a cable installation Architectural Modification Request from unit 302.

AGREED: Mitchell Neriah moved to approve the request from unit 302. The motion was seconded and carried without objection.

j. Unit 206 Architectural Modification Ratification

The Board discussed a balcony Architectural Modification Request from unit 206 that was approved prior to a Board meeting.

AGREED: The Board unanimously agreed to ratify the previous approval of unit 206's request.

k. 2001-2014 Expenses

The Board discussed Association expenses from 2001 to date.

TABLED: Discussion was tabled.

l. 2015 Reserve Study Expenses

The Board discussed projected expenses to be included in the 2015 reserve study update.

TABLED: Discussion was tabled.

m. Unit 504 Water Stains

The Board discussed the report of water stains in the washer for unit 504. No clear conclusion was made as it appeared to be an issue isolated to unit 504.

n. Unit 604 Violations

The Board discussed the current remodeling in unit 604. Gille Wilbanks will provide the owner with the necessary paperwork in person.

o. Chimney Caps

The Board discussed proposals for replacing chimney caps on all buildings.

TABLED: Will be discussed at the August meeting and updated proposals to be provided.

p. Rail Road Tie Replacement/407 Repairs

The Board discussed an estimate for replacing three rail road ties and re-caulking at unit 407.

AGREED: The Board unanimously agreed not to proceed with rail road tie replacements but to perform the caulking work at unit 407.

V. OLD BUSINESS

a. Tree Removal

TABLED: Will be discussed at the August meeting.

b. Bird Deterrent Cages

The Board discussed a proposal for bird deterrent cages and decided against proceeding with the project.

c. DeSantis Proposals

TABLED: Will be discussed at the August meeting.

d. Window Cleaning

TABLED: Will be discussed at the August meeting and to be scheduled after roof repairs.

e. Mandatory Occupancy Record Update

TABLED: Figures on costs of printing and sending surveys will be presented at the August meeting.

VI. ADJOURNMENT

The regular Board Meeting was adjourned at 8:55 pm.

VII. EXECUTIVE SESSION – ACCOUNTS RECEIVABLE

VIII. CALL TO ORDER

The meeting was called to order at 9:00 pm.

IX. ADJOURNMENT

The Executive Session was adjourned at 9:00 pm.