

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
OCTOBER 23, 2014, 6:30 P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

PRESENT: Gille Wilbanks, Chairperson
Ken Sutton, Treasurer
Martha Maroney, Secretary
Mitchell Neriah, 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 and moved item D (Gate Proposals) to the top of the agenda.

AGREED: The agenda was approved as amended.

III. APPROVAL OF THE SEPTEMBER 25, 2014 MINUTES

IV. The Board discussed the September 25, 2014 meeting minutes.

AGREED: Martha Maroney moved to approve the minutes as submitted, the motion was seconded and carried without objection.

V. NEW BUSINESS

A. Budget Review and Approval

The Board reviewed the proposed 2015 budget.

AGREED: Ken Sutton moved to approve the proposed budget with a 2.22% increase. The motion was seconded and carried without objection.

B. Reserve Study Review and Approval

The Board discussed the draft reserve study update for 2015 and Ken Sutton suggested a few changes.

AGREED: Ken Sutton moved to approve the reserve study pending the proposed changes. The motion was seconded and carried without objection.

C. Pipeline Letter to Owners

The Board discussed a draft letter to accompany the approved interior shut off valve proposal from Pipeline when sent to owners and would like to make changes to the pricing structure to include per valve pricing.

D. Gate Proposals

The Board discussed proposals to install a gate in the existing fence on the northwest side of the property above building 8.

AGREED: Mitchell Neriah moved to approve the proposal from Rick's Custom Fencing. The motion was seconded and carried without objection.

E. Carport Lighting Proposal

The Board discussed a proposal to install lights in the carports.

TABLED: The Board would like to see proposals for motion sensor lighting and LED's at the next meeting.

F. DeSantis Winter Response Contract

The Board discussed a proposal for Winter Emergency Response Services.

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

G. Water Conservation Letter

The Board discussed a letter to be sent to owners regarding water usage. The Board agreed to send a letter highlighting the higher than normal usage for buildings 3 and 5 and a draft will be sent to Gille Wilbanks for review.

H. Unit 604 Violation Response

The Board discussed writing off the fines for unit 604.

AGREED: A letter will be sent to the owner stating their fines will be removed pending no future infractions.

I. Building 5 Downspout

The Board discussed a price to install a second downspout on building 5 to limit the noise from the current gutter.

AGREED: Mitchell Neriah moved to approve of Apex performing the work. The motion was seconded and carried without objection.

J. Unit 405 Architectural Modification Request

The Board discussed a heat pump request from unit 405 and she will be sending a new request per the Board's requested change.

VI. OLD BUSINESS

A. Collection Policy Update

The Board discussed updates to the Collection Policy.

AGREED: Mitchell Neriah moved to approve the Collection Policy as submitted. The motion was seconded and carried without objection,

B. Tree Project

The Board discussed tree removal and cleanup of area behind buildings 1-4.

AGREED: Ken Sutton moved to approve up to \$2,000 for goat rental. The motion was seconded and carried without objection.

VII. ADJOURNMENT

The regular Board Meeting was adjourned at 8:27 pm.

VIII. EXECUTIVE SESSION – ACCOUNTS RECEIVABLE

The Executive Session was called to order at 8:27 pm.

IX. ADJOURNMENT

The regular Board Meeting was adjourned at 8:32 pm.