

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
FEBRUARY 26, 2015, 6:30 P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

PRESENT: Gille Wilbanks, Chairperson via telephone
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 6:39 pm.

II. APPROVAL OR AMENDMENT OF AGENDA

The Board discussed the agenda.

AGREED: The agenda was approved as amended.

III. APPROVAL OF THE OCTOBER 23, 2014 MINUTES

The Board discussed the October 23, 2014 meeting minutes.

AGREED: Ken Sutton moved to approve the minutes as submitted. The motion was seconded and carried without objection.

IV. APPROVAL OF THE FEBRUARY 12, 2015 MINUTES

The Board discussed the February 12, 2015 meeting minutes.

AGREED: Ken Sutton moved to approve the minutes as submitted. The motion was seconded and carried without objection.

V. NEW BUSINESS

A. Electric Car Charging Station Proposals

The Board discussed proposals for electric car charging stations.

TABLED: The Board agreed that this item should be the responsibility of the owner. Information will be gathered regarding incentives from Oregon Energy Trust.

B. Carport Lighting Proposals

The Board discussed proposals for installing carport lights.

AGREED: Ken Sutton moved to approve the proposal from Oregon Electric. The motion was seconded and carried without objection.

C. Goat Landscape Cleanup

The Board discussed a proposal for goat landscape cleanup on the hillside. Mitchell Neriah and Ken Sutton will attend the next Mountain Park meeting to discuss the issue with the Mountain Park Board of Directors.

D. Car Alarm Issue

The Board discussed a car alarm that is currently causing a problem for other residents on site. The unit owner will discuss this issue with the tenant.

E. Buildings 3 and 5 Water Consumption

The Board discussed high water consumption for buildings 3 & 5 and will draft letters to the owners of those units asking they contact American Leak Detection to schedule an inspection. The Board will also draft letters regarding water usage rebates to be sent to all owners.

F. Window Cleaning

The Board discussed a proposal for window cleaning from Rudmar ProClean and decided to have the windows cleaned every four years.

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

G. Environmental Impairment Tail Policy

The Board discussed the environmental impairment tail policy as suggested by CAU and recommended by Kipp & Company.

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

H. Property Inspection Report

The Board discussed the inspection report from the recent property inspection by Eagle Eye Inspections. Excluding the areas where soil was in contact with the buildings the report is approved to bid out to contractors.

VI. OLD BUSINESS

A. Tree Project

TABLED: This item will be discussed at a later date.

B. Pressure Reduction Valves

The Board discussed an updated proposal for pressure reducing valves from D&F Plumbing.

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

C. Property Inspection Ratification

AGREED: Ken Sutton moved to ratify the property inspection contract. The motion was seconded and carried without objection.

D. Trash Signs

The Board discussed ordering signs for the dumpster areas and will put together wording.

VII. ADJOURNMENT

The regular Board Meeting was adjourned at 8:34 pm.

VIII. EXECUTIVE SESSION – ACCOUNTS RECEIVABLE

The Board discussed accounts receivable.

IX. ADJOURNMENT

The regular Board Meeting was adjourned at 8:43 pm.