

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

PRESENT: Gille Wilbanks, Chairperson via telephone
Ken Sutton, Treasurer
Mitchell Neriah, Director
Ann Condon, Director

ABSENT: Martha Maroney, Secretary

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 pm.

II. APPROVAL OR AMENDMENT OF AGENDA

The Board discussed the agenda.

AGREED: The agenda was approved as amended.

III. APPROVAL OF THE FEBRUARY 26, 2015 MINUTES

The Board discussed the February 26, 2015 meeting minutes.

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

IV. NEW BUSINESS

A. Building Inspection Repairs Proposals

The Board discussed proposals for inspection repairs based on the 2015 Eagle Eye inspection report.

AGREED: Ken Sutton moved to approve the proposal from Charter Construction including option 1 and replacement of 4 decks. The motion was seconded and carried without objection.

B. Roof Inspection Proposal

The Board discussed a proposal for an annual roof inspection.

TABLED: CC&L Roofing will replace broken tiles and inspect the roofs while performing the moss treatment.

C. Moss Removal/Treatment Proposals

The Board discussed proposals for moss removal/treatment.

AGREED: Ann Condon moved to approve options 1 and 3 of the proposal from CC&L. The motion was seconded and carried without objection.

D. Pressure Washing Proposals

The Board discussed proposals for pressure washing.

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

E. Goat Landscape Clean-up

The Board will write a letter to Mountain Park requesting the use of goats for landscape cleanup. They will also attend the next Mountain Park Board meeting with CMI.

F. Unit 408 Requests

The Board discussed a request for a wall at the end of carport 4 from the owner of unit 408 but decided against making any architectural changes at this time.

G. Unit 212 ARC Request

The Board discussed a request to replace windows and a storm door from unit 212.

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

H. Review of Reserve Expense for 2015

The Board discussed reserve expenses for 2015 and would like plumbing to be addressed in the reserve study. They would also like to replace the siding and plumbing one building at a time.

V. OLD BUSINESS

A. DeSantis 2015 Landscaping/Irrigation Proposals

The Board discussed previously tabled proposals from DeSantis.

AGREED: Ann Condon moved to approve the trimming (\$565), turf aeration (\$90) and slice-seeding (\$134) from the 2015 Additional work proposal. The motion was seconded and carried without objection.

AGREED: Ann Condon move to approve of the tree work proposal for \$1,522. The motion was seconded and carried without objection.

B. Plumbing Inspection Letter to Bldg 3 & 5

The Board discussed a letter regarding water usage and a leak investigation to be sent to buildings 3 & 5.

AGREED: CMI will draft new version of the letter.

C. Water Usage/Toilet Rebate Letter

The Board discussed a letter regarding a toilet rebate to be sent to the property.

AGREED: CMI will draft new version of the letter.

D. Railing Touch Up Painting

The Board discussed touch up painting of the railings and would like to look into replacing the railings with something either wood or composite material.

E. Garbage Enclosure Sign Wording

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

VI. ADJOURNMENT

The regular Board Meeting was adjourned at 8:45 pm.