

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MAY 28, 2015, 6:30 P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

**PRESENT:** Ken Sutton, Chairman  
Martha Maroney, Treasurer  
Mitchell Neriah, Secretary  
Ann Condon, Director

**ABSENT:** Gille Wilbanks, 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 6:35 pm.

**II. OWNER'S FORUM**

Kevin Thompson in unit 506 introduced himself as a new owner.

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

**AGREED:** The agenda was approved as submitted.

**IV. APPROVAL OF MARCH 26 AND APRIL 23, 2015 MINUTES**

The Board discussed March 26 and April 23, 2015 minutes.

**AGREED:** Ken Sutton moved to approve both sets of minutes as submitted. Seconded and carried.

**V. NEW BUSINESS**

**A. Building Inspection Repairs Update**

The Board discussed the building repairs and update from Charter Construction. They noted that they are going slower than anticipated due to Charter's reduction of labor for a few days.

**B. Roof Moss Control and Repair Timeline**

The Board discussed roof moss control timeline and that it will start June 1st.

**C. Pressure Washing Update**

The Board discussed the scope of work to be done by Snugs Pro Wash.

**AGREED:** Ken Sutton moved to ratify the decision to add horizontal railing boards on the front entries and back decks of the complex. Seconded and carried.

**D. Reserve Study Proposals**

The Board discussed reserve study proposals.

**AGREED:** Mitchell Neriah moved to approve Schwindt & Co. proposal. Seconded and carried.

**E. Dryer Vent Cleaning Proposals**

The Board discussed dryer vent cleaning proposals.

**AGREED:** Ann Condon moved to approve Top Hatter. Seconded and carried.

**F. Railroad Tie Replacement Proposal**

The Board discussed only replacing ties by buildings 1-4.

**TABLED:** Further clarifications were needed to the scope before approval.

**G. House Rules Enforcement**

The Board discussed a new fine schedule effective July 1, 2015.

**AGREED:** Mitchell moved approval of the new fine schedule pending Martha Maroney's changes to Rules Enforcement Fine Schedule. Seconded and carried.

**VI. OLD BUSINESS**

**A. DeSantis 2015 Landscaping/Irrigation Proposals**

The Board discussed whether roses can stay.

**AGREED:** Mitchell Neriah moved to approve the parking island by building 1, y-split planting bed and unit 506 parking area contract for \$904.00. Seconded and carried.

**AGREED:** Mitchell Neriah moved to approve \$324.00 and \$358.00 for Building 2 irrigation and dog area valve repair. Seconded and carried.

**AGREED:** Mitchell Neriah moved to approve \$692 for a French drain behind building 1. Seconded and carried.

**VII. COMMUNITY MANAGER'S REPORT**

Joel McDonell presented the Community Manager's Report.

**VIII. ADJOURNMENT FOR EXECUTIVE SESSION TO DISCUSS ACCOUNTS RECEIVABLE**

The Board Meeting was adjourned at 8:50 pm.

**IX. CALL TO ORDER**

The meeting was called to order at 8:56 pm.

**X. NEXT MEETING DATE**

The next meeting date is June 22, 2015.

**XI. ADJOURNMENT**

Meeting adjourned 8:57 p.m.