

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON JUNE 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 6:30 pm.

**II. OWNER'S FORUM**

Nothing to report.

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

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

**IV. APPROVAL OF MAY 28, 2015 MINUTES**

The Board discussed May 28, 2015 minutes.

**AGREED:** Mitchell Neriah moved to approve both sets of minutes as amended. Seconded and carried.

**V. NEW BUSINESS**

**A. Unit 701 Update**

The Board was provided an update on unit 701. It was noted that sheetrock work is currently being conducted to the unit but that the unit should be complete in the next couple of weeks.

**B. Building Repairs - Beam Replacement (206, 303, 304), Handrail (202)**

The Board discussed the beam replacement to unit 303 and unit 304.

**AGREED:** Ken Sutton moved to approve the beam replacements for unit 303 and 304. Seconded and carried.

**AGREED:** Ken Sutton moved to approve the handrail replacement to unit 206 to unit 202. Seconded and carried.

**C. Hillside Cleanup Update**

The Board discussed the hillside cleanup project and schedule of work by DeSantis Landscaping. Ken Sutton noted that there is no gap around the trees and there are still saplings in areas.

**D. DeSantis Proposals for Bldg 8 Cleanup & Tree Planting**

The Board discussed the tree planting for the community.

**TABLED:** This topic was tabled.

**E. Occupancy Survey Update**

The Board discussed the occupancy survey update and status of the remaining units that have not submitted information.

**F. Railroad Tie Replacement Proposal**

The Board discussed the railroad tie replacement proposals.

**AGREED:** Mitchell Neriah moved to approve the proposal from Summit at a cost of \$4,305. The motion was seconded and carried.

**G. Wrought Iron Railing Proposal for Building 6**

The Board discussed adding wrought iron railing to the staircase by building 6.

**TABLED:** This discussion was tabled until the next meeting.

**VI. OLD BUSINESS**

**A. Plumbing Inspection Letter to Buildings 3 & 5**

The Board discussed the plumbing inspection letter to buildings 3 & 5

**B. Fine Schedule Revision**

The Board discussed the fine schedule revision for the community.

**AGREED:** Martha Maroney motioned to approve the revised fine schedule. The motion was seconded and carried.

**C. Water Usage Letter**

The Board discussed the water usage letter for the community and will make edits before sending to owners.

**D. ARC Application for Unit 208**

The Board discussed the ARC application for unit 208

**AGREED:** Martha Maroney moved to approve the ARC application for unit 208 with the stipulation that she needs to replace the angle stops. The motion was seconded and carried.

**E. ARC Application for Unit 604**

The Board discussed the ARC application for unit 604. The Board discussed the possible vendors and contacting Charter Construction about the work.

**TABLED:** The Board requested more information from the owner and did not

**F. Concave Mirror Order**

The Board discussed the need for pricing of concave mirror installation at two possible locations.

**TABLED:** This item was tabled until the next meeting.

**G. Dog Station Bags**

The Board discussed the need for pricing for dog station bags.

**TABLED:** This item was tabled until the next meeting.

**H. Unit 402 Car Alarm**

The Board discussed the continued reports of the car alarm for unit 402.

**AGREED:** A Board member will get in touch with the owner.

**I. Unit 301 Noise and Two Dogs**

The Board discussed the excess noise from 301 and the violation of the pet policy by having two dogs.

**AGREED:** CMI will contact owner and rental agent for resolution.

**VII. EXECUTIVE SESSION- ACCOUNTS RECEIVABLE**

The Board Meeting was adjourned at 8:00 pm.

**VIII. CALL TO ORDER**

The meeting was called to order at 8:06 pm.

**IX. REVIEW OF ACTION ITEMS AND DECISIONS**

This item would be sent within a week.

**X. ADJOURNMENT**

Meeting adjourned 8:21 p.m.