

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON JULY 23, 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 unanimously with the addition of Car Alarm.

IV. APPROVAL OF JUNE 22, 2015 MINUTES

The Board discussed June 22, 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 the unit has sold and was inspected by Charter Construction prior to sale and did not have water damage.

B. Building Repairs

The Board discussed the recent building repairs and additional railing painting, building 7 water sub-meter repair and Charter Construction's repair bid for the front entry of 211.

AGREED: Mitchell Neriah moved to approve Charter's bid to paint the railing on buildings 1-4 for \$3,440. Seconded and carried without objection.

AGREED: Ken Sutton moved to approve the use of an electrician not to exceed \$140 if Pipeline Plumbing is unable to fix the sub-meter. Seconded and carried.

AGREED: Mitchell Neriah moved to approve Charter's bid to replace the front entry of unit 211 for \$4,400. Seconded and carried without objection.

C. Hillside Cleanup Update

The Board discussed the hillside cleanup project and Ken Sutton noted that there is no gap in the English ivy around the base of the trees.

D. Occupancy Survey Update

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

E. Railroad Tie Replacement Proposal

The Board discussed the railroad tie replacement proposals.

TABLED: The project was tabled until 2016.

F. Wrought Iron Railing Proposal for Building 6

The Board discussed adding wrought iron railing to the staircase between the lowing building parking lot and building 6.

AGREED: Mitchell Neriah moved to approve Paul Davis Restoration's bid to install a section of new railing for \$2,008. Seconded and carried without objection.

G. Convex Mirror Installation by Building 8

The Board discussed adding a convex mirror by building 8 to help drivers see around the corner.

TABLED: The project was tabled due to concerns about sun glare and vandalism.

H. Additional Dog Waste Stations

The Board discussed adding more dog waste stations around the property.

TABLED: The project was tabled until the next meeting.

I. Speeding Letter

The Board discussed a recent letter for circulation on the subject of speeding through the property.

AGREED: The Board agreed to send the letter to the owners.

VI. OLD BUSINESS

A. Owner Information Mailing

The Board discussed the plumbing inspection letter to buildings 3 & 5, fine schedule revision for the community and water rebate letter.

AGREED: The Board agreed to send all three letters to the Association.

B. 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.

AGREED: Ken Sutton moved approval of the use of a portable air conditioner of the kind already approved at the property in the window of a bedroom and the use of a doggie door style slatted vent

in siding next to the living room as long as it was done by licensed contractor and hidden by deck railing and lattice.

c. Unit 402 Car Alarm

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

AGREED: The Board will review the last letter to send to owner if another incident is reported.

VII. EXECUTIVE SESSION- ACCOUNTS RECEIVABLE

The Board Meeting was adjourned at 7:41 pm.

VIII. CALL TO ORDER

The meeting was called to order at 8:00 pm.

IX. REVIEW OF ACTION ITEMS AND DECISIONS

This item would be sent within a week.

X. ADJOURNMENT

Meeting adjourned 8:18 p.m.