

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
AUGUST 27, 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

Crystal Shum from unit 801 reported that there are branches above Building 8 in the brush.

III. APPROVAL OR AMENDMENT OF AGENDA

The Board discussed the agenda.

AGREED: The amended agenda was approved unanimously.

IV. APPROVAL OF JULY 23, 2015 MINUTES

The Board discussed July 23, 2015 minutes.

AGREED: Mitchell Neriah moved to approve the minutes for July 23, 2015. Seconded and carried.

V. NEW BUSINESS

A. Unit 702 Heat Source

CMI reported to the Board that the owner of 702 looked into the garage heat source and reported that there was no item in the garage other than the parked car that creates heat.

TABLED: The item was tabled.

B. Unit 211 Entry and Building 1-4 Railing Painting Update

Community Manager Joel McDonell provided the Board with an update and timeline on the railing painting project and installation of the new entry on 211.

C. Tree Stump Removal

The Board discussed the tree stump removal behind buildings 1-4. City Wide Tree Service informed them that the it is best to monitor the birch trees as they can produce volunteers where the pine trees will not.

TABLED: This item was tabled.

D. Iron Railing Replacement

Community Manager Joel McDonell reported that the railing would be installed in the coming week.

VI. OLD BUSINESS

A. Outdoor Camera & Dog Waste Stations

The Board discussed the purchase of an outdoor camera and dog waste stations to help with dog waste offenders.

TABLED: This item was tabled.

B. Speeding Letter Response

The Board discussed the response to the speeding letter and CMI reported that they had received very little feedback.

C. Water Consumption Figures

The Board discussed the water usage for the property. They noted that the base rate increased on July and the pressure washing contributing to an increase in usage. They will continue to monitor the usage.

D. Unit 402 Car Alarm Update

The Board discussed the recent letter sent to Unit 402.

TABLED: This item was tabled.

E. Unit 604 Air Conditioner Update

Community Manager Joel McDonell provided an update for the Board regarding the potential installation of portable A/C units in unit 604. The owner is currently working on a solution.

VII. EXECUTIVE SESSION- ACCOUNTS RECEIVABLE

The Board Meeting was adjourned at 7:25 pm.

VIII. CALL TO ORDER

The meeting was called to order at 7:33 pm.

IX. ADJOURNMENT

Meeting adjourned 7:40 p.m.