

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
OCTOBER 1, 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**

The possible Rental Amendment was discussed by the owners present.

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

**AGREED:** The amended agenda was approved unanimously.

**IV. APPROVAL OF AUGUST 27, 2015 MINUTES**

The Board discussed August 27, 2015 minutes.

**AGREED:** Martha Maroney moved to approve the minutes for August 27, 2015. Seconded and carried.

**V. NEW BUSINESS**

**A. 2016 Budget**

The Board reviewed the proposed 2016 budget for McNary Highlands.

**TABLED:** Discussion was tabled until the following meeting.

**B. 2016 Reserve Study**

The Board discussed the 2016 Reserve Study for the Association and noted two changes.

**TABLED:** Discussion was tabled until the following meeting.

**C. Gutter Cleaning Proposals**

The Board discussed the gutter cleaning proposals provided by Rudmar, Jim Fisher Roofing, and Apex Roofing.

**TABLED:** Mitchell Neriah moved to approve the gutter cleaning proposal from Rudmar for \$2,400. The motion was seconded and carried without objection.

**D. Charter Repair Update**

The Board discussed the railing painting that was completed and entry work scheduled for mid-October.

**E. Building 2 Unit 205 Eave Repair**

The Board reviewed the bid from CC&L Roofing to make repairs to the eave at the proposed cost of \$3,479.

**AGREED:** Ken Sutton moved to approve the proposal from CC&L to make repairs to Unit 205's eave. The motion was seconded and carried without objection.

**F. DeSantis Proposal**

The Board reviewed the proposed items from DeSantis Landscape concerning the tree removal at building 4 (\$229), the fall planting at building 8 (\$430), and the lawn work behind building 2 (\$173).

**AGREED:** Ann Condon moved to approve the proposal from DeSantis Landscape. The motion was seconded and carried without objection.

**G. Unit 401 Crawlspace**

The Board reviewed the proposal from Charter to make repairs to the Unit 401 crawlspace at a proposed cost of \$3,850.

**AGREED:** Ken Sutton moved to approve the proposal from Charter Construction concerning the repairs to unit 401. The motion was seconded and carried without objection.

**H. Unit 806 Vehicle Update**

The Board discussed the report of multiple vehicles for unit 806.

**AGREED:** The Board asked CMI to send a letter to the residents and let them know that they should park in front of building 1 with their extra vehicles and park one in the garage.

**VI. OLD BUSINESS**

**A. Water Consumption Figures**

The Board discussed the Association water bill and noted that building 5 has returned to normal. They noted that Building 3 needed to be inspected and asked CMI to arrange.

**B. Unit 402 Car Alarm Update**

The Board discussed the car alarm for unit 402 and noted there have been no recent reports.

**C. Radar Speed Signs**

This topic was tabled for a later date.

**VII. EXECUTIVE SESSION- ACCOUNTS RECEIVABLE**

The Board Meeting was adjourned at 8:08 pm.

**VIII. CALL TO ORDER**

The meeting was called to order at 8:29 pm.

**IX. ADJOURNMENT**

Meeting adjourned 8:30 pm.