

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING
AUGUST 25, 2016
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON AUGUST 25, 2016, 6:30P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

PRESENT:

Mitchell Neriah, Chairman
Ken Sutton, Director
Ann Condon, Director
Gille Wilbanks, Secretary

ABSENT:

Martha Maroney, Treasurer

BY INVITATION:

Joel McDonell, Community Manager
Community Management, Inc.

OWNERS PRESENT:

As indicated on sign in sheet

I. CALL TO ORDER

The meeting was called to order at 6:35PM.

II. OWNERS FORUM

Susan Philbeck, Unit 206. Reports plants on outside staircase (fire escape) on unit 210. This is against fire code and when watering the plants, it floods the balcony below.

Board requests CMI to send letter to have them removed ASAP.

Susan Philbeck, Unit 206. Reports that behind carport number 3 enclosure, someone has left lots of debris, and ivy is overgrown.

Ken Sutton is going to take a picture and send to Joel.

III. APPROVAL OR AMENDMENT OF AGENDA

The Board discussed the agenda.

Mitch Neriah requests an Amendment to Agenda: Decking on #101.

AGREED: Gille Wilbanks moved approval of the Agenda with amendment. The motion was seconded by Ken Sutton and carried without objection.

IV. APPROVAL OF JULY 28, 2016 MINUTES

The Board discussed July Board meeting minutes.

AGREED: Gille Wilbanks moved approval of the July meeting minutes. The motion was seconded and carried without objection.

V. NEW BUSINESS

A. Mugho Pine at entrance by the sign.

The Board agreed to remove this tree if quote is not over \$500.00 – Anne Condon moved approval, the motion was seconded and carried without objection.

B. Decking on #101.

When decking contractor came back to do #101, Owner (Avis) would not let them do the work. Joel recommended we send a letter explaining this is common space and does not belong to the unit.

AGREED: The Board agreed unanimously.

VI. OLD BUSINESS

A. Carport Light

Gille Wilbanks spoke with Mark Winebender of Oregon Electric, about solutions. Mark proposed he would only charge half, and take away the rest of the lights. Gil requested he re-engineer the electrical, as \$30,000 quote is too high. Gil will meet with him again to see if he can make this right.

Jarmer Electric Proposal: Board is interested in this Proposal, but questioned the date on the Proposal. Mitch Neriah will arrange a meeting, confirm this quote is current, that all lights are motion sensor, and where the lights will go. The Board requests the vendor submit a proposal with more clarity.

B. Dog Area Fence

The Board discussed the Proposal from Bob at Charter to erect a fence around the dog bog.

DECLINED: After reviewing Charter's Proposal and further discussion, the Board has decided to not move forward with erecting a fence around the dog bog. Motion to decline by Ken Sutton, and was seconded by Mitchell Neriah.

C. Tree Replacement Process

- Remove cherry tree in front of #604, and replace with a tree like that in front of #602.

AGREED: The Board agreed unanimously.

- Replace trees we removed last year. Mitch Neriah will meet with Laura House of DeSantis tomorrow about the type of trees needed for replacement. Gille Wilbanks will ask the City to resend the plot.
- Mitch Neriah will discuss with Laura House at DeSantis what type of plants or ground cover will thrive under the large pine in front of building 2.

D. Rental Letter Review and discuss meeting with Owners

TABLED: The Board decided to table further discussion on this letter to the next meeting.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

Emergency toilets and privacy tents have been ordered, and will be delivered to CMI by Thursday, September 1st to Joel's attention.

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VIII. ADJOURNMENT - There being no further business, Gille Wilbanks motioned to adjourn the meeting at 7:53PM.