

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
OCTOBER 27, 2016, 6:30P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

PRESENT: Mitchell Neriah, Chairman
Ken Sutton, Secretary
Martha Maroney, Treasurer

ABSENT: Ann Condon, Director
Gille Wilbanks, Director

BY INVITATION: Erin Ashley, Community Manager
Cheryl Brendle, Community Manager
Community Management, Inc.

I. CALL TO ORDER

The meeting was called to order by Chairman Mitchell Neriah at 6:33pm.

II. APPROVAL OR AMENDMENT OF AGENDA

AGREED: The agenda was approved without changes.

III. APPROVAL OF SEPTEMBER 22, 2016 MINUTES

AGREED: Mitchell moved approval of the September 22, 2016 meeting minutes as circulated. The motion was seconded and carried without objection.

IV. NEW BUSINESS

A. Landscape Proposal for Building 2 Island

The Board discussed the landscaping proposal from DeSantis Landscaping.

ARGEED: Martha Maroney moved approval of the proposal for landscaping of building 2 island at a cost of \$757.00. The motion was seconded and carried without objection.

B. Carpenter Ant Proposal

The Board discussed the carpenter ant treatment proposal from Alpha Eden Pest Control.

AGREED: Mitchell Neriah made a motion to approve the Alpha Eden proposal at a cost of \$5,160. The motion was seconded and carried without objection.

C. Signage

The Board discussed the correspondence about signage that was submitted by Patty Nelson. The Board agreed that more information should be sought from Patty Nelson.

V. OLD BUSINESS

A. Carport Light Update - The Board discussed the carport proposal from Jarmer Electric to install 12-2 lamp floods with LED lamps for the fixtures.

AGREED: Ken Sutton moved approval of the proposal from Jarmer Electric at a cost of \$6,774.00. This expense will be charged to the Replacement Reserve. The motion was seconded and carried without objection.

B. Tree Replacement Update - The Board discussed the tree removal; Mitchell said he would follow up with Laura House on the status of the removal/replacement. CMI to contact arborist and get suggestions of the 3 suggested trees from DeSantis.

C. Hosta Replacement - The Board discussed the proposal from DeSantis Landscaping for replacing the Hostas with Blue Geraniums by buildings 5-7.

AGREED: Mitchell Neriah moved to approve the proposal of replacing the hostas with Blue Geraniums by DeSantis Landscaping at a cost of \$291. The motion was seconded and carried without objection.

D. Rental Limitation Letter: Review and Discuss Meeting with Owners - The Board discussed the rental limitation letter. CMI to check for other verbiage from other associations on rental cap.

VI. REVIEW OF ACTION ITEMS AND DECISIONS

VII. ADJOURNMENT - There being no further business the meeting was adjourned at 7:50pm