




Community Management, Inc.

MCN 44/BOD 27

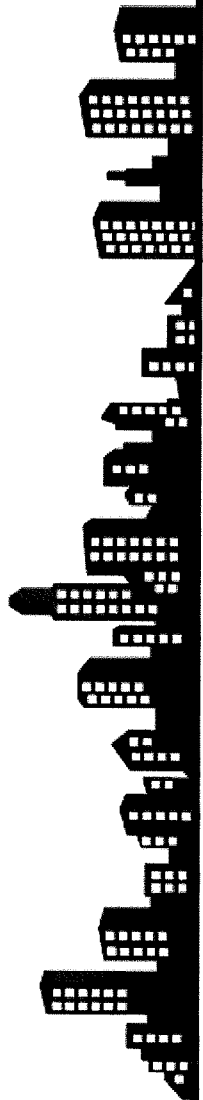
Meeting Minutes McNary Highlands Condominium dated
(Association)

February 23, 2017 were officially approved on March 23, 2017.
(Meeting Date) (Date of Approval)

Pending Changes: _____

Signature: 

Date: 3/23/17



MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
FEBRUARY 23, 2017, 6:30P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

PRESENT: Mitchell Neriah, Chairman
Ken Sutton, Secretary
Ann Condon, Director
Gille Wilbanks, Director
Martha Maroney, Treasurer

BY INVITATION: Joel McDonell, Community Manager
Community Management, Inc.

I. CALL TO ORDER

The meeting was called to order by Mitchell Neriah at 6:32 pm.

II. APPROVAL OR AMENDMENT OF AGENDA

AGREED: The agenda was approved as amended by unanimous consent.

III. APPROVAL OF JANUARY 26, 2017 MINUTES

AGREED: Mitchell Neriah moved to approve the January 26, 2017 meeting minutes as circulated. The motion was seconded and carried without objection.

IV. NEW BUSINESS

A. Unit 506 Window ARC

The Board discussed the ARC application.

AGREED: Gille Wilbanks moved approval the request to replace the windows in the unit. The motion was seconded and carried without objection.

B. Deck Replacement Bid

The Board discussed bid for deck replacement from Charter Construction.

TABLED: The item was tabled until further bids were obtained.

C. Asphalt Repairs

The Board discussed the asphalt repairs and sealcoating options. Gille Wilbanks had met with contractors and explained the different options for repairs.

TABLED: The item was tabled until all bids had been updated.

D. Unit 211 Thermostat Fire

The Board discussed the recent thermostat fire in unit 211.

E. Water Storage

The Board discussed water storage concerns in the event of an emergency. Gille Wilbanks and Ken Sutton agreed to discuss the issue and come back to the Board with a recommendation.

F. Site Improvement

The Board discussed a few items regarding improvement to the common areas. They discussed the area by building 4 that has mugho pines and blackberries. They agreed to speak with DeSantis Landscaping. The Board also discussed a work party for owners with the possibility of offsetting homeowner fees as an incentive.

G. Landscaping

i. Tree Replacement

The Board discussed tree replacement. Gille Wilbanks and Mitchell Neriah met with Laura House from DeSantis. They also met with Chris from City Wide Tree Service. They looked at spring locations and possible tree locations. Willows seemed like a good choice as well as choke cherries.

AGREED: Mitchell Neriah moved approval of the proposal from DeSantis to install the 5 new trees below buildings 2-4. The motion was seconded and carried without objection.

ii. Irrigation Maintenance Inspection

The Board discussed the irrigation inspection and repair budget.

AGREED: The Board unanimously approved the repair budget for the irrigation turn on of \$250 by DeSantis Landscaping.

iii. Drainage Erosion

The Board discussed erosion concerns behind building 4 which was inspected by DeSantis Landscaping to verify it was not from the irrigation.

V. OLD BUSINESS

A. Valve replacement Project

The Board discussed the water valve replacement project and the need for a clear letter to state the importance of the replacement.

TABLED: The item was tabled until the next meeting.

B. Rental Letter: Draft

The Board discussed the drafted rental letter for inclusion with the annual meeting mailing.

TABLED: The item was tabled until the next meeting.

C. 2017 Annual Building Inspection

The Board discussed the annual inspection results.

TABLED: CMI agreed to get bids for the items on the inspection report.

VI. REVIEW OF ACTION ITEMS AND DECISIONS

VII. ADJOURNMENT - There being no further business the meeting was adjourned at 8:44pm.