

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON MARCH 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 6:33 pm.

II. APPROVAL OR AMENDMENT OF AGENDA

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

III. APPROVAL OF FEBRUARY 23, 2017 MINUTES

AGREED: Gille Wilbanks moved to approve the February 23, 2017 meeting minutes as circulated. The motion was seconded and carried without objection.

IV. NEW BUSINESS

A. Deck Replacement Bid

The Board discussed bid for deck replacement from Charter Construction and Summit Reconstruction.

AGREED: Ken Sutton moved approval of Charter replacing 6 decks for \$24,970. The motion was seconded and carried without objection.

B. Annual Repair Project Bids

The Board discussed the annual repair project.

TABLED: The discussion was tabled until the next meeting

C. Dryer Vent Cleaning Bids

The Board discussed the dryer vent cleaning bids from Top Hatter, ProClean, and PowerVac

AGREED: Mitchell Neriah moved approval of Top Hatter to perform the dryer vent cleaning. The motion was seconded and carried without objection.

D. Window Cleaning Proposal

The Board discussed the window cleaning proposal from ProClean

AGREED: Mitchell moved approval of the Rudmar bid assuming it is for all buildings for \$2,800 and doing the work in early June. The motion was seconded and carried without objection.

E. Work Party Plan

The Board discussed have a work party and a bbq.

TABLED: CMI agreed to put together a survey for the owners.

F. Camera Proposals

The Board discussed security camera installation proposals from Metro Overhead Door, Quadrant Security, and First Response.

TABLED: Gille Wilbanks agreed to put together a new house rule about trash and Ken Sutton agreed to investigate a new trail camera.

G. Landscaping

i. Tree Replacement

The trees have been installed. The Board would work with City Wide for further tree removal.

ii. Improvements by Dog Area

TABLED: The Board discussed having an improvement made to the area near the dog area.

iii. Erosion Control

TABLED: Gille Wilbanks agreed to look at the erosion concerns around the property.

V. OLD BUSINESS

A. Asphalt Bids

The Board discussed proposals from Hal's Construction and Coast Pavement Services for asphalt repairs, sealcoat and striping.

AGREED: Gille Wilbanks moved approval of asphalt repairs, sealcoat and striping by Coast Pavement Services for \$24,020 pending a few amendments. The motion was seconded and carried without objection.

B. Valve Replacement Project

The Board discussed the water valve replacement project and a letter to send to the owners.

AGREED: Gille Wilbanks and Martha Maroney agreed to work on the draft.

C. Rental Letter: Draft

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

AGREED: Gille Wilbanks moved approval of the rental letter draft. The motion was seconded and carried without objection.

D. Water Storage

The Board discussed solutions for water storage in the event of an earthquake.

TABLED: The discussion was tabled.

VI. REVIEW OF ACTION ITEMS AND DECISIONS

VII. ADJOURNMENT - There being no further business the meeting was adjourned at 8:36pm.