

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUMS ANNUAL MEETING HELD ON MAY 3, 2017
AT 6:30 PM IN THE CENTER BANQUET HALL OF THE MOUNTAIN PARK RECREATION CENTER, 2 MT.
JEFFERSON TERRACE, LAKE OSWEGO, OREGON

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

BY INVITATION: Joel McDonell, Community Manager
Community Management, Inc.
Peder Quello, RPM Mortgage

I. CALLING OF THE ROLL & CERTIFYING OF PROXIES

The meeting was called to order at 6:32pm and proxies were certified. A quorum was established as follows.

OWNERS PRESENT	15
BY PROXY	<u>7</u>
TOTAL	22

Owners present included Luann Rukke, Patsy Lally, Susan Philbeck, Connie Guist, Patty Nelson, Geoffrey Day, Sue Thompson, Crystal Shum, Jeff Ryder and Connie Wilbanks.

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Community Manager Joel McDonell certified that notices for the annual meeting were mailed to homeowners from the office of CMI on April 17, 2017.

III. APPROVAL OF THE MAY 26, 2016 ANNUAL MEETING MINUTES

The Board discussed the minutes from the 2016 annual meeting.

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

IV. RENTAL RESTRICTION DISCUSSION

Discussion followed relative to a potential rental restriction by percentage. Peder Quello with RPM Mortgage reviewed the requirements from lenders when a unit is sold.

AGREED: No action taken

V. REPORTS OF OFFICERS

A. CHAIRMAN'S REPORT:

Chair Mitchell Neriah reviewed the tree plan for the property. The Association is working with City Wide Tree Service on the project. Other projects to be done this year include repairing and repaving the parking lot and replacing water valves.

B. TREASURER'S REPORT:

Treasurer Ken Sutton reported on funding and upcoming projects.

VI. ELECTION OF INSPECTORS OF ELECTION

VII. ELECTION OF DIRECTORS

Discussion followed relative to the election of Directors. The following were nominated by mail and accepted the nominations: Brian Sunker, Ken Sutton and Gille Wilbanks. The floor was opened to additional nominations. With no further nominations forthcoming, nominations were closed and ballots cast for three open Board positions.

OPEN THE FLOOR FOR NOMINATIONS

AGREED: Gille Wilbanks moved approval to open the floor for nominations. The motion was seconded and carried.

CLOSE NOMINATIONS

AGREED: Connie Guist moved approval to close nominations. The motion was seconded and carried without objection.

ELECTION RESULTS

AGREED: Martha Maroney made a motion to elect Brian Sunker, Ken Sutton and Gille Wilbanks by acclamation. The motion was seconded and carried without objection.

VIII. NEW BUSINESS

A. Tax Resolution 70-604

Tax Resolution 70-604 was presented to the owners for approval.

AGREED: Connie Wilbanks moved approval of tax resolution 70-604. The motion was seconded and carried without objection.

Speed Bumps

Luanne Rukke asked the Board to consider adding speed bumps for the lower building.

IX. ADJOURNMENT

With no further business to discuss, it was agreed unanimously to adjourn the meeting at 7:47 pm.