

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON JUNE 1, 2017, 6:30P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

PRESENT: Mitchell Neriah, Chairman
Ken Sutton, Treasurer
Ann Condon, Director
Gille Wilbanks, Secretary
Brian Sunker, Director

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 JUNE 1, 2017 MINUTES

AGREED: Gille Wilbanks moved to approve the June 1, 2017 meeting minutes as circulated. The motion was seconded and carried without objection.

IV. NEW BUSINESS

A. Pressure Washing Bid

The Board discussed bids for the pressure washing of the property.

AGREED: Mitchell Neriah moved approval of the options for \$4,480, \$1,280, \$960 and \$360 for pressure washing by Rudmar/Proclean. The motion was seconded and carried without objection.

B. Loud Music

The Board discussed a noise complaint by unit 501 for 502.

AGREED: The Board agreed that they owner who was reporting the noise will need to provide a police report of the excessive noise incident.

C. Window Specifications

The Board discussed the window specifications for the property.

AGREED: The Board unanimously agreed that contrary to the old policy, braces could be used under garden windows as long as owners painted them to match the siding.

V. OLD BUSINESS

A. Valve Replacement Project

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

AGREED: Gille Wilbanks and CMI will work on getting bids for the project.

B. Building Repairs

The Board discussed proposals for building repairs per Eagle Eye Inspection's report.

AGREED: Mitchell Neriah moved approval of the proposal from Charter of \$11,898.02 for building repairs. The motion was seconded and carried without objection.

C. Water Storage

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

TABLED: The discussion was tabled.

D. Work Party Plan

The Board discussed have a work party and a bbq.

TABLED: The Board tabled the discussion.

E. Camera Proposals

The Board discussed security camera installation pricing for the use around the garbage enclosures.

TABLED: Ken Sutton agreed to put together a couple options for camera systems to monitor the trash areas.

F. Landscaping

i. Tree Replacement

The trees have been installed.

ii. Improvements by Dog Area

AGREED: The Board discussed having an improvement made to the area near the dog area and Mitchell agreed to help clear the overgrowth from the area.

VI. REVIEW OF ACTION ITEMS AND DECISIONS

VII. ADJOURNMENT - There being no further business the meeting was adjourned at 8:50pm.