

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON JANUARY 25, 2018 AT 6:30P.M., AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

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

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

I. CALL TO ORDER

The meeting was called to order by Mitchell Neriah at 6:30pm.

II. OWNER'S FORUM

III. APPROVAL OR AMENDMENT OF AGENDA

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

IV. APPROVAL OF OCTOBER 26, 2017 MINUTES

AGREED: Gille Wilbanks moved to approve the October 26, 2017 meeting minutes as circulated. The motion was seconded and carried without objection.

V. NEW BUSINESS

A. Reserve Projects for Summer

The Board discussed the Reserve Projects for Summer.

AGREED: The Board instructed CMI to get bids for inspecting the entryway decks.

B. Insurance Renewal

The Board discussed the insurance renewal.

AGREED: Ann Condon moved approval of renewing the policy with CIMCO for \$15,720.06. The motion was seconded and carried without objection.

C. Future www.mcnaryhighlands.com Maintenance

The Board discussed the future www.mcnaryhighlands.com maintenance.

AGREED: Mitchell Neriah moved approval of paying Ken Sutton \$200 per year to maintain the website. The motion was seconded and carried without objection.

D. Recording of Building Water Sub-Meters

The Board discussed the recording of building water sub-meters.

AGREED: Mitchell Neriah agreed to help obtain information on the sub meters with the help of Ken Sutton and Gille Wilbanks.

E. CPA Engagement Letter

The Board discussed the CPA engagement letter.

AGREED: Gille Wilbanks moved approval of the Schwindt & Co. for three years. The motion was seconded and carried without objection.

VI. OLD BUSINESS

A. Valve Replacement Project

The Board discussed the valve replacement project.

AGREED: The Board agreed to finish the valve work on building 2 and start building 1 afterward.

B. Parcel Lockers

The Board discussed the parcel lockers for the units.

TABLED: Discussion was tabled.

C. Island Curbs

The Board discussed the island curbing.

TABLED: Discussion was tabled.

D. Speed Bumps

The Board discussed the speed bumps and

TABLED: Discussion was tabled.

E. Landscape Update

The Board discussed the landscape update. Gille updated the Board on the recent tree project.

F. Rental Amendment

The Board discussed the status of the rental amendment.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. ADJOURNMENT TO EXECUTIVE SESSION

The Board adjourned to discuss accounts receivable at 8:40pm.

IX. CALL TO ORDER

The meeting was called to order by Mitchell Neriah at 8:48pm.

X. ADJOURNMENT - There being no further business the meeting was adjourned at 8:48pm.