

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON AUGUST 23, 2018, AT 6:30 PM, AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

**PRESENT:** Gille Wilbanks, Secretary  
Connie Wilbanks, Director  
Mitchell Neriah, Chair

**ABSENT:** Ann Condon, Director  
Ken Sutton, Treasurer

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

**OWNERS PRESENT:** As indicated on sign in sheet

**I. CALL TO ORDER**

The meeting was called to order at 6:35pm.

**II. OWNER'S FORUM**

None.

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

**AGREED:** The agenda was approved by unanimous consent.

**IV. APPROVAL OF JULY 26, 2018 MINUTES**

The Board discussed approval of the July 26, 2018 meeting minutes.

**AGREED:** Mitchell Neriah moved approval of the July 26, 2018 minutes as amended. The motion was seconded and carried without objection.

**V. NEW BUSINESS**

**A. Curb Painting**

The Board discussed the curb painting.

**AGREED:** Gille Wilbanks moved approval of the curb painting not to exceed \$2,000 with Affordable Asphalt. The motion was seconded and carried without objection.

**B. Tree Removal**

The Board discussed the tree removal below buildings 1-4.

**TABLED:** Mitchell Neriah agreed to meet with City Wide Tree Service to look at the trees below buildings 1-4.

**VI. OLD BUSINESS**

**A. Unit 102 Floor Damage**

The Board discussed the Unit 102 floor damage.

**TABLED:** Charter is going to be working directly with the owner to schedule.

**B. Dryer Vent Cleaning**

The Board discussed the dryer vent cleaning. Connie Wilbanks reported on the research she had done in regard to cleaning the dryer vents.

**AGREED:** Connie Wilbanks moved approval of Charter to provide pricing on replacing any cage dryer vent covers and replace those with a quality vent cover with a baffle. The motion was seconded and carried without objection.

**AGREED:** Connie Wilbanks moved approval of cleaning the dryer vents though Clean A Duct at \$20 per vent. The motion was seconded and carried without objection.

**C. Valve Replacement Project Building 3-4**

The Board discussed valve replacement project. CMI updated that the work will be taking place on August 28-30.

**D. Eyebrow Repair - Update**

The Board discussed the eyebrow repair.

**AGREED:** Gille Wilbanks moved approval of the updated bid from CC&L Roofing. The motion was seconded and carried without objection.

**E. Gutter Inspection**

The Board discussed the gutter inspection and CMI reported that there was not going to be any charges for the report and that CC&L did not see any obvious safety issues.

**VII. REVIEW OF ACTION ITEMS AND DECISIONS**

**VIII. NEXT MEETING DATE**

The next meeting was rescheduled to be November 1, 2018.

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 7:47pm.