

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON JANUARY 24, 2019, AT 6:30 PM, AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON 97035.

**PRESENT:** Mitchell Neriah, Chair  
Ann Condon, Director  
Ken Sutton, Treasurer  
Gille Wilbanks, Secretary  
Connie Wilbanks, Director

**ABSENT:**

**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 6:33pm.

**II. OWNER'S FORUM**

Concerns from unit 506 were discussed regarding shrubbery, lighting.

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

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

**IV. APPROVAL OF NOVEMBER 1, 2018 MINUTES**

The Board discussed approval of the November 1, 2018 meeting minutes.

**AGREED:** Gille Wilbanks moved approval of the November 1, 2018 minutes as amended. The motion was seconded and carried without objection.

**V. NEW BUSINESS**

**A. Chimney Flue Inspection.**

The Board discussed the chimney flue inspection.

**AGREED:** Gille Wilbanks moved approval of the chimney flue inspection and have them map the flues and take pictures of the dirty pipes. The motion was seconded and carried without objection.

**B. Reserve Projects for 2019**

The Board discussed the reserve projects for 2019 and determined that they would wait for more information from Eagle Eye Inspection before proceeding.

**C. Insurance**

The Board discussed the insurance proposals.

**TABLED:** The Board requested CMI to ask Larry Thompson to raise the earthquake limit to 5% for their review.

**D. Unit 506 ARC**

The Board discussed the unit 506's ARC request.

**AGREED:** Gille Wilbanks moved approval with the addition of language that clarifies that the floor coverings are being approved not the sub-floor below. The motion was seconded and carried without objection.

**E. Unit 102 Toilet**

The Board discussed unit 102's request for a toilet.

**AGREED:** Gille Wilbanks moved approval of \$145 for a new toilet since the floor repair cause the old toilet to not work. The motion was seconded and carried without objection.

**F. Unit 303 Floor**

The Board discussed the unit 303 floor investigation.

**TABLED:** CMI discussed that unit 303 was going to be inspected by Miller Engineering.

**G. Real Estate Inspectors**

The Board discussed the results of a recent inspection by a home inspection.

**AGREED:** The Board unanimously agreed to lock up the crawlspace accesses on buildings 3 & 4.

**VI. OLD BUSINESS**

**A. Tree Removal Below Buildings 1-4**

The Board discussed the tree removal below building 1-4. CMI agreed to ask for new bids and follow up with City Wide.

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

The Board discussed valve replacement project and instructed CMI to proceed with replacement of valves for buildings 5-8 along with the few that were missed on buildings 3 & 4.

**C. Building 5 Concrete Cracks**

The Board discussed the concrete sidewalk cracks by building 5.

**AGREED:** The Board asked CMI to obtain bids to replace the concrete walkway outside unit 505.

**D. 704 & 705 Deck Entry Deck Repair**

The Board discussed the repairs to 704 and 705 entry deck.

**AGREED:** Gille Wilbanks moved approval of replacing the deck surface with Charter Construction. The motion was seconded and carried without objection.

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

**VIII. NEXT MEETING DATE**

The next meeting was scheduled for February 28, 2019

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 8:35pm.