

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
FEBRUARY 28, 2019, AT 6:30 PM, AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON  
97035.

**PRESENT:** Mitchell Neriah, Chair  
Ann Condon, Director  
Gille Wilbanks, Secretary

**ABSENT:** Ken Sutton, Treasurer  
Vacant, Director

**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 6:30pm.

**II. OWNER'S FORUM**

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

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

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

The Board discussed approval of the January 24, 2019 meeting minutes.

**AGREED:** Gille Wilbanks moved approval of the January 24, 2019 minutes as amended. The motion was seconded and carried without objection.

**V. NEW BUSINESS**

**A. 211 Top Cap and Handrailing Replacement**

The Board discussed the 211 top cap and railing replacement.

**AGREED:** Gille Wilbanks moved that the top cap & handrail be repaired and painted. The motion was seconded and carried without objection.

**B. Board Member Resignation**

The Board discussed the resignation of Connie Wilbanks

**AGREED:** The Board unanimously recognized the resignation of Connie Wilbanks due to the sale of unit 305.

**C. Buildings 1-4 Decking**

The Board discussed the building 1-4 front entry decking replacement.

**TABLED:** Discussion was tabled pending the results of the Eagle Eye inspection.

**VI. OLD BUSINESS**

**A. Unit 303 Ceiling Investigation**

The Board discussed unit 303 ceiling investigation and CMI reported that the inspection was pending a schedule with the owners.

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

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

**C. Valve Replacement Project Building 3-8**

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.

**D. 704 & 705 Deck Entry Deck - Update**

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

**AGREED:** Gille Wilbanks moved approval the cost of \$3,300 and \$10,400 for replacing the beam and walkway to units 704 and 705. The motion was seconded and carried.

**E. Concrete Cracks By Building 5**

The Board discussed the concrete by building 5.

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

**VIII. NEXT MEETING DATE**

The next meeting was scheduled for March 28, 2019.

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 7:25pm.