

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
NOVEMBER 14, 2019, AT 6:30 PM, AT MOUNTAIN PARK RECREATION CENTER, LAKE OSWEGO, OREGON  
97035.

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

**ABSENT:** 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 6:30pm.

**II. OWNER'S FORUM**

Patty Nelson and Susan Philbeck were present and discussed garbage enclosure dumping from residents.

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

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

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

The Board discussed approval of the September 26, 2019 meeting minutes.

**AGREED:** Gille Wilbanks moved approval of the September 26, 2019 minutes as submitted. The motion was seconded and carried without objection.

**V. NEW BUSINESS**

**A. Garbage Fines**

The Board discussed garbage fines.

**AGREED:** Ann Condon moved approval of changing the garbage dumping fines to \$150 to start and doubling each sub-sequent time. The motion was seconded and carried without objection.

**B. Gutter Cleaning**

The Board discussed gutter cleaning.

**AGREED:** Gille Wilbanks moved approval of the gutter cleaning proposal by Apex for \$3,960. The motion was seconded and carried without objection.

**C. Snow Removal**

The Board discussed snow removal.

**AGREED:** Gille Wilbanks moved approval of the snow removal proposal. The motion was seconded and carried without objection.

**D. Landscaping Extras and Contract**

The Board discussed the landscaping extra and contract.

**AGREED:** Gille Wilbanks moved approval of the landscaping contract & the proposed extras. The motion was seconded and carried without objection.

**AGREED:** Mitchell Neriah moved approval of the drainage work through Desantis Landscaping along McNary Parkway. The motion was seconded and carried without objection.

**VI. OLD BUSINESS**

**A. Valve Replacement Update**

The Board discussed the valve replacement update.

**AGREED:** The Board unanimously agreed the project was complete and the unit owners (304,306) who had not replaced their valves despite the Association's attempts to schedule the work would be responsible if leaks occur due to failure to replace the valves.

**B. Charter Repairs Update**

The Board discussed the Charter repairs update and noted that the repairs had been completed.

**C. Sidewalk Update**

The Board discussed the sidewalk update. CMI reported that the work had not yet begun.

**D. Curb Replacement Update**

The Board discussed the curb replacement update. The Board asked CMI to follow up as one section was not painted.

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

**VIII. NEXT MEETING DATE**

The next meeting was scheduled for January 23, 2020.

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