

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
October 28, 2021 AT 6:30 PM, ON ZOOM.

**PRESENT:** Mitchell Neriah, Chair  
Ken Sutton, Treasurer  
Kristen Hartmann, Director

**ABSENT:** Gille Wilbanks, Secretary  
Ann Condon, Director

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

**I. CALL TO ORDER**

The meeting was called to order at 6:34pm.

**II. OWNER'S FORUM**

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

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

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

**AGREED:** Mitchell Neriah moved approval of the September 23, 2021 minutes as presented. The motion was seconded and carried without objection.

**V. NEW BUSINESS**

**A. Unit 212, 204 Front Entry Replacement**

The Board discussed the process for replacement of the entry coatings to the front doors to units 204 and 212.

**TABLED:** The Board asked CMI to begin gathering bids for replacement of the walkway coatings.

**OLD BUSINESS**

**A. 2022 Reserve Study**

The Board discussed the 2022 reserve study draft.

**AGREED:** Ken Sutton moved approval of the draft reserve study with the composite roofing option and monthly contribution of \$10,100. The motion was seconded and carried without objection.

**B. 2022 Budget**

The Board discussed the 2022 Budget draft.

**AGREED:** Mitchell Neriah moved approval of the 2022 budget with an overall increase of 4.78%. The motion was seconded and carried without objection.

**C. Maintenance Items List**

The Board discussed the bid from Willco for maintenance items.

**AGREED:** Mitchell Neriah moved approval of the repairs from Willco that will address various minor maintenance items pending clarification on warranty repairs from Willco. The motion was seconded and carried without objection.

**D. Staircase Screw Replacement**

The Board discussed the staircase screw replacement project.

**AGREED:** The Board unanimously agreed to have Willco replace the staircase tread screws.

**E. Building 7 Bulletin Board Options**

The Board discussed the bulletin board replacement options.

**AGREED:** Ken Sutton agreed to purchase a new board for the bulletin board holder.

**F. 407 Front Entry Warranty Repairs**

**TABLED:** Discussion was tabled until the next meeting.

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

**VII. EXECUTIVE SESSION**

**AGREED:** The Board unanimously agreed to adjourn the meeting to executive session at 8:09pm

**VIII. CALL TO ORDER**

The meeting was called to order at 8:19pm

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 8:24pm.