

APPROVED

MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING

January 27, 2022

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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
January 27, 2022 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 6:41pm.

**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 October 28, 2021 minutes as presented. The motion was seconded and carried without objection.

**V. NEW BUSINESS**

**A. HB 2534 Legal Review**

The Board discussed the having the Association attorney review the legal documents to comply with HB 2534.

**AGREED:** Mitchell moved approval review by the attorney. The motion was seconded and carried without objection.

**B. Roof Inspection**

The Board discussed performing a roof inspection.

**AGREED:** Gille Wilbanks moved approval of the roof inspection by Pono. The motion was seconded carried without objection.

**C. Camera Discussion**

The Board discussed the addition of cameras to the property.

**AGREED:** The Board agreed to have CMI obtain a bid for installing a camera system.

**D. Pet Rules**

The Board discussed the pet rules for the community. The Board agreed that the current rules will continue to stand.

**OLD BUSINESS**

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

The Board discussed the 2022 reserve study draft.

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

**B. Maintenance Items List**

The Board discussed the Willco for maintenance items.

**C. Staircase Screw Replacement**

The Board discussed the staircase screw replacement project.

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

**D. 407 Front Entry Warranty Repairs**

**AGREED:** The Board agreed getting the Tremco representative to visit the property and look at the decks with Mitchell.

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

**VII. EXECUTIVE SESSION**

**AGREED:** The Board unanimously agreed to adjourn the meeting to executive session at 8:20pm

**VIII. CALL TO ORDER**

The meeting was called to order at 8:41pm

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 8:41pm.