

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
AUGUST 25, 2022 AT 6:32 PM, ON ZOOM.

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

**ABSENT:** Gille Wilbanks, Secretary

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

**I. CALL TO ORDER**

The meeting was called to order at 6:32pm.

**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 June 23, 2022, minutes as presented. The motion was seconded and carried without objection.

**V. NEW BUSINESS**

**A. Railing Renovation**

The Board discussed the condition and plan for painting the railings. CMI and Jodi Neriah agreed to reach out to contractors for replacing the top caps of the railings with a composite material and new railings.

**B. Roof Replacement**

The Board discussed future roof replacement.

**TABLED:** Discussion was tabled until the next meeting pending Gille Wilbanks's completion of a study.

**C. Gopher/Mole Holes**

**AGREED:** The Board unanimously approved having Western Exterminator remove the moles near the end of building 4 by the dog bog.

**D. Misc. Repairs**

The Board discussed several misc. repair items. The items included dryer vent covers are needed on some units, roof eave vents are needed, garbage enclosure handles have been breaking, building 7 screw replacements, loose rain gutter on carport 1.

**E. Yearly Inspections**

The Board discussed establishing yearly inspections for the interiors and exteriors of the unit. They unanimously agreed to get an opinion on interior access/responsibility from the Association's attorney.

**F. ARC Review Process**

The Board discussed the ARC process when approval is not gained before work is done.

**G. Flue Cleaning**

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

**VI. OLD BUSINESS**

**A. Front Entry Replacement Proposals**

The Board discussed the replacement of front entry deck coatings.

**AGREED:** Gille Wilbanks moved approval of installing Duradek on several decks pending inspection of the product. The motion was seconded and carried without objection.

**B. Unit 407 Back Deck Repair**

Joel McDonell updated the Board on the current deck replacement project.

**C. Willco Punch List Items**

The Board discussed the remaining punch list items from Willco.

**D. Pressure Washing Project Concerns**

The Board discussed pressure washing issues from the recent work. Joel McDonell reported that they would be coming back on 9/2 to finish the job.

**E. Dryer Vent Cleaning**

Jodi Neriah provided an update on the dryer vent cleaning project. She informed the Board about the various challenges facing contractors.

**F. Landscaping Projects**

Mitchell Neriah provided an update that the trees along McNary Parkway.

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

**VIII. EXECUTIVE SESSION**

**AGREED:** The Board unanimously agreed to adjourn the meeting to executive session at 8:50pm

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 8:58pm.