

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING

September 22, 2022

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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
September 22, 2022 AT 6:32 PM, ON ZOOM.

PRESENT:

Mitchell Neriah, Chair
Ann Condon, Director
Gille Wilbanks, Secretary

ABSENT:

Kristen Hartmann, Director
Ken Sutton, Treasurer

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

KC Douge of 401 discussed the options for changing the smoking policy in the community.

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: Ann Condon moved approval of the August 25, 2022, minutes as presented. The motion was seconded and carried without objection.

V. NEW BUSINESS

A. 2023 Budget

The Board discussed the 2023 Budget.

Tabled: Discussion was tabled until the next meeting.

B. Rules Enforcement

a. Rental Enforcement Fines

The Board discussed rental enforcement fines.

AGREED: Mitchell Neriah moved approval of establishing a fine of \$24k in total for any violation of the rental amendment or rules. The motion was seconded and carried without objection.

C. Unit 601 ARC Review

The Board discussed the unit 601 ARC request.

TABLED: Discussion was tabled until 601 turned in their ARC request.

D. Unit 506 ARC Review

Sue Thompson of 506 asked for approval for making renovations for the kitchen and bathroom cabinets including installing a new vent into the siding for an exhaust hood.

AGREED: The Board unanimously approved the request pending confirmation that the new exhaust hood will use the existing exhaust hole.

E. Interior Inspections

The Board discussed conducting unit interior inspections in the community.

TABLED: Discussion was tabled until the next meeting.

VI. OLD BUSINESS

A. Roof Replacement

The Board discussed the roof replacement schedule.

B. Front Entry Replacement Proposals

The Board discussed the replacement of front entry deck coatings. Jodi Neriah reported on the discussions with Currin Construction. Replacement of the railing was discussed. Gille, Mitchell and Jodi will form a committee to look into the project.

TABLED: Discussion was tabled until the next meeting.

C. Unit 407 Back Deck Repair

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

D. Willco Punch List Items

The Board discussed the remaining punch list items from Willco. Joel McDonell reported that the work was taking place on 9/27.

E. HB 2534 Compliance

The Board discussed HB 2534.

AGREED: Gille Wilbanks moved approval of the drafted HB 2534 Declaration of compliance. The motion was seconded and carried without objection.

F. Deck Washing Plan

The Board discussed the deck washing plan for future cleanings. The proposed idea was to empower owners to clean their own decks.

G. Flue Inspection

The Board discussed flue cleaning for the community.

AGREED: Gille Wilbanks moved approval of flue cleaning by Chimcare. The motion was seconded and carried without objection.

H. Landscaping – Irrigation Repair

The Board discussed the landscaping in the property and proposals.

AGREED: Mitchell Neriah moved approval of irrigation repair proposals. The motion was seconded and carried without objection.

I. Gopher/Mole Holes

AGREED: The Board unanimously approved having Western Exterminator remove the moles in the four areas of the community outlined by Western Exterminator.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. EXECUTIVE SESSION

AGREED: The Board unanimously agreed to adjourn the meeting to executive session at 8:52pm

IX. ADJOURNMENT - There being no further business the meeting was adjourned at 9:16pm.