

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING

October 27, 2022

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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
October 27, 2022 AT 6:32 PM, ON ZOOM.

PRESENT:

Mitchell Neriah, Chair
Ann Condon, Director
Gille Wilbanks, Secretary
Ken Sutton, Treasurer
Kristen Hartmann, Director

ABSENT:

BY INVITATION:

Joel McDonell, Community Manager
Community Management, Inc.

I. CALL TO ORDER

The meeting was called to order at 6:30pm.

II. OWNER'S FORUM

Geoff Day reported on tree planting and lighting out.

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 September 29, 2022, minutes as presented. The motion was seconded and carried without objection.

V. NEW BUSINESS

A. Ice/Snow Service Contract

AGREED: Mitchell Neriah moved approval of the ice/snow contract. The motion was seconded and carried without objection.

B. Dryer Vent Repairs

The Board discussed the dryer vent repairs.

TABLED: Discussion was tabled until the next meeting.

C. Gutter Cleaning, Moss Control & Bird Screens

AGREED: Mitchell Neriah moved approval of Above & Beyond for \$1,850. The motion was seconded and carried without objection.

D. Mole Treatment Update

The Board discussed mole treatment

TABLED: Discussion was tabled until the next meeting.

E. Lighting/Electrical Update

An update was given by Mitchell Neriah about the ongoing electrical issues and lighting repairs.

F. Tree Work

AGREED: Mitchell moved approval of tree work by Bartlett Tree Service for \$4,220. The motion was seconded and carried without objection.

G. 2023 Budget

The Board discussed the 2023 Budget.

AGREED: Mitchell moved approval of a 2023 budget overall increase of 5.99%. The motion was seconded and carried without objection.

VI. OLD BUSINESS

A. Front Entry Replacement Proposals

The Board discussed the replacement of front entry deck coatings.

TABLED: Discussion was tabled until the next meeting.

B. Unit 601 ARC Review

The Board discussed the unit 601 ARC request and Joel McDonell asked for approval to start the fine process as the initial requests and requirements were not completed by the owner.

C. Interior Inspections

The Board discussed conducting unit interior inspections in the community.

TABLED: Discussion was tabled until the next meeting.

D. Unit 407 Back Deck Repair

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

E. 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.

F. Rental Restriction Fines Update

The Board discussed rental restriction fines.

AGREED: Ken Sutton agreed to update the rule book to include the recent fine update for rental restrictions.

G. Rule Enforcement Reset Letter

The Board discussed sending rule enforcement reset letter.

TABLED: Discussion was tabled until the next meeting.

H. Flue Inspection Results

The Board discussed the recent flue inspection and results. The Board instructed CMI to notify the owners that should clean/stop using their fire boxes. Also, to receive bids for full inspection and cap and collar replacement.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. EXECUTIVE SESSION

AGREED: The Board unanimously agreed to adjourn the meeting to executive session at 9:17pm

VI. CALL TO ORDER

The meeting was called to order at 9:34pm.

IX. COLLECTIONS UNIT 803

AGREED: Mitchell Neriah moved approval to file suit for both a money judgment and/or foreclosure for unit 803 due to collections. The motion was seconded and carried without objection.

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

