

APPROVED

MCNARY HIGHLANDS CONDOMINIUM
BOARD OF DIRECTORS MEETING

January 26, 2023

PAGE 1 OF 1

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
January 26, 2023 AT 6:30 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: Tree installation

AGREED: The Board unanimously approved putting a tree outside unit 308.

Sue Thompson:

AGREED: The Board unanimously approved the ARC request for new stove hood.

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: Kristen Hartmann moved approval of the October 27, 2022, minutes as amended. The motion was seconded and carried without objection.

V. NEW BUSINESS

A. Unit 203 Water Staining

Joel McDonell reported that Charter Construction was assisting the owner in determining the source of water.

B. Landscaping Committee

AGREED: The Board moved approval of appointing Mitchell Neriah to the Landscaping Committee. The motion was seconded and carried without objection.

VI. OLD BUSINESS

A. Fireplace Inspections

Gille Wilbanks reported on the recent fireplace inspection of 401,402 and 406 and findings.

AGREED: Kristen Hartmann moved approval of American Chimney inspection of the 10 chimney chases noted by Chimcare previously. The motion was seconded and carried without objection.

AGREED: Mitchell Neriah moved approval of owners needing to use American Chimney for any fireplace/flue repairs or cleaning. Also, owners need ARC approval for any repairs/replacement/abandonment. 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. Lighting/Electrical Update

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

AGREED: Ann Condon moved approval of the bid from Hughes for \$48,304 to replace the wiring to exterior lighting at buildings 5-8 and carports 1-2. The motion was seconded and carried without objection.

AGREED: Ann Condon moved approval of the other \$4,899 for lighting. The motion was seconded and carried without objection.

D. Front Entry Replacement Project

The Board discussed a proposal from an architect to assess the front entry decks and staircases.

AGREED: Mitchell Neriah moved approval of a not to exceed budget of \$12k for the architect. The motion was seconded and carried without objection.

E. Unit 407 Back Deck Repair

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

F. Rental Restriction Fines Update

The Board discussed rental restriction fines.

AGREED: The Board unanimously approved the updated house rules for distribution.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. EXECUTIVE SESSION

AGREED: The Board unanimously agreed to adjourn the meeting to executive session at 8:45 pm

VI. CALL TO ORDER

The meeting was called to order at 8:51pm.

IX. BOARD MEMBER RESIGNATION – MITCHELL NERIAH

AGREED: The Board accepted the resignation of Mitchell Neriah whose term is expires in 2023.

X. BOARD OFFICER APPOINTMENT

AGREED: The Board unanimously agreed to nominate Gille Wilbanks to the position of Chairman and Kristen Hartmann will serve as Secretary.

IX. ADJOURNMENT - There being no further business the meeting was adjourned at 9:06pm.