

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
OCTOBER 26, 2023, AT 6:30 PM, Via Zoom.

PRESENT: Gille Wilbanks, Chair
Kristen Hartmann, Secretary
Ken Sutton, Treasurer
Ann Condon, Director

ABSENT: Vacant, Director

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

OWNERS PRESENT: As indicated on sign in sheet

I. CALL TO ORDER

The meeting was called to order at 6:31pm.

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

The Board discussed approval of the previous meeting minutes.

AGREED: The minutes of September 28, 2023 minutes were approved by unanimous consent.

V. NEW BUSINESS

A. Gutter Cleaning Schedule

Joel McDonell reported that the gutter cleaning was scheduled for December 4th - 8th.

B. Snow Removal Contract

The Board discussed the snow and ice treatment/removal contract from DeSantis Landscaping.

AGREED: The Board decided to approve the contract by unanimous consent.

C. Irrigation Repairs

The Board discussed irrigation repairs proposed by DeSantis Landscaping.

AGREED: Gille Wilbanks moved approval of the proposal. The motion was seconded and carried without objection.

D. Water Usage

The Board discussed higher than normal water usage in the previous months. They instructed CMI to have a plumber inspect buildings 4,5,6,8 which may need new sub-meters. They also wanted the plumber to tell the HOA how to unlock the sub-meters if possible.

E. Fence Repair Above Bldg 8

The Board discussed the damaged fence above building 8.

AGREED: Ken Sutton moved approval of Rick’s Custom Fencing repairing the fence per their proposal. The motion was seconded and carried without objection.

VI. OLD BUSINESS

A. 2024 Budget Review

The Board discussed the 2024 budget draft.

AGREED: Kristen Hartmann moved approval of the 2024 budget with an overall increase of 5.93%. The motion was seconded and carried without objection.

B. Unit 401-402 Odor Transference Investigation

Joel McDonell reported on the current odor transference from units 401 to 402.

TABLED: Discussion was tabled pending the inspection.

C. Proposal for No Smoking Marijuana/Tobacco On Site

The Board discussed the passing a no smoking amendment per the request from the owner of 401.

AGREED: The Board approved the survey to be sent pending final review.

D. Fireplace Inspections

Joel McDonell reported that the letters for repairs were in circulation and owners were setting up the work with American Chimney.

AGREED: Ann Condon moved approval of the Association’s repair work by American Chimney. The motion was seconded and carried without objection.

E. Front Entry Deck & Stairs Architect Review

TABLED: Discussion was tabled until the next meeting.

F. Deck Walkway Traffic Coatings

TABLED: Discussion was tabled until the next meeting.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. EXECUTIVE SESSION

The Board adjourned for Executive Session – Collections at 7:57pm

IX. NEXT MEETING DATE

The next meeting was scheduled for January 25, 2023.

X. ADJOURNMENT - There being no further business the meeting was adjourned at 8:08PM.