

APPROVED

MCNARY HIGHLANDS CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
September 26, 2024  
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MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
SEPTEMBER 26, 2024, AT 6:30 PM, Via Zoom.

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

**ABSENT:**

**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 6:42pm.

**II. OWNER'S FORUM**

**III. APPROVAL OR AMENDMENT OF AGENDA**

The Board discussed the agenda.

**AGREED:** The agenda was approved by unanimous consent as presented.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

The Board discussed approval of the previous meeting minutes.

**AGREED:** The minutes of August 22, 2024 minutes were approved by unanimous consent.

**V. NEW BUSINESS**

**A. Fall Plantings**

**AGREED:** By unanimous consent, the bid from DeSantis for new plantings.

**B. Tree Work**

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

**C. 2025 Budget & Reserve Study**

**AGREED:** Gille moved approval of an overall budget increase of 4.41%. The motion was seconded and carried without objection.

**D. Dryer Vent Report**

**TABLED:** Discussion was tabled until the next meeting pending more information from the contractor regarding unit 505.

**E. Storm Door Standards**

**TABLED:** Ann Condon moved approval in addition to the original style that the style from Kemp's is ok and storm doors prior to 9/26/2024 would not be required to change. The motion was seconded and carried without objection.

**F. Building Assessment Bids**

Gille Wilbanks provided insight on discussions with Charter regarding their bid and recommended some changes. Joel McDonell reported that the bid from Woodstock should be completed soon.

**VI. OLD BUSINESS**

**A. Unit 107 Attic Inspection**

Joel McDonell reported on the current status and it was pending the work to remediate.

**B. Remote Water Readers Update**

Gille Wilbanks reported that there were a couple more to install and Ken Sutton agreed to help.

**C. Fireplace Inspections**

Joel McDonell reported that owners were still working on making the requested repairs.

**D. Building Walkway Paint**

Gille Wilbanks reported on the walkway painting project. He suggested two different products but wanted to use a product that was a dry time of 6 hours vs 2 days. The Board agreed with this plan.

**E. Corporate Transparency Act**

Joel McDonell provided an update that the bill was being appealed and action was put on hold. He informed the Board of the requirements and deadline by January 1, 2025.

**F. Website Functionality**

Joel McDonell reported that he and Ken had gotten the website released by Thryv but were searching for a new host.

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

**VIII. NEXT MEETING DATE**

The next meeting was scheduled for October 24, 2024 but could be cancelled pending open items being completed.

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 9:20PM.