

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON  
JANUARY 23, 2025, 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.**

**I. CALL TO ORDER**

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

**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 September 26, 2024 minutes were approved by unanimous consent.

**V. NEW BUSINESS**

**A. Unit 802 Kitchen Wall Repairs**

**AGREED:** Gille Willbanks moved approval to ratify the decision to repair the wall in unit 802 damaged by the repair of an Association pipe for \$9k. The motion was seconded and carried.

**B. Unit 102 Sewer Smell**

Joel McDonell reported that the inspection results had come back and the next step would be replacing the wax ring on the toilet before moving to opening walls for investigation. The Board instructed Joel to move forward with the wax ring replacement.

**VI. OLD BUSINESS**

**A. Building 6 & 7 Concrete Replacement**

The Board discussed bids for concrete walkway replacement in front of buildings 6 and 7.

**AGREED:** Anne Condon moved approval of working with Seth's First Choice. Seconded and carried without objection.

**B. Tree Work**

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

**C. Dryer Vent Report**

Joel McDonell reported the owner of 505 had completed the repairs to the dryer vent line as requested.

**D. Building Assessment Bids**

Gille Willbanks provided insight on discussions with DCI Engineering. They are working on details for the repairs needed.

**AGREED:** Ken Sutton moved approval of up to \$5k for engineering services from DCI Engineers. The motion was seconded carried without objection.

**E. Unit 107 Attic Inspection**

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

**AGREED:** Gille Willbanks moved approval of up to \$5k to remediate the attic of 107. The motion was seconded and carried without objection.

**F. Remote Water Readers Update**

Gille Willbanks reported that there were a couple more to install.

**G. Fireplace Inspections**

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

**H. Building Walkway Paint**

Gille Willbanks agreed to meet with Mark in 705 to discuss the paint for the walkway to see if it could be incorporated into the current building repair project.

**I. Website Functionality**

Ken reported that the website host has been changed.

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

**VIII. NEXT MEETING DATE**

The next meeting was scheduled for February 27, 2025 but could be cancelled pending open items being completed.

**IX. ADJOURNMENT** - There being no further business the meeting was adjourned at 8:17PM.