

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
SEPTEMBER 25 2025, AT 6:30 PM, Via Zoom.

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

ABSENT: Vacant, Director

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 amended.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

The Board discussed approval of the previous meeting minutes.

AGREED: The minutes of August 28, 2025 minutes were approved by unanimous consent.

V. NEW BUSINESS

A. Deck Replacement Material for Consideration

Joel McDonell reported that a bid with Woodstock was forthcoming.

B. Gutter Cleaning

AGREED: Kristen Hartmann moved approval of the gutter cleaning by HOA Services. The motion was seconded and carried without objection.

C. 2026 Budget

TABLED: Discussion was tabled until the next meeting.

D. Speeding Car Issue

Ken Sutton provided options for consideration to address speeding cars in the community such as traffic cameras or new signs.

TABLED: Discussion was tabled until the next meeting.

VI. OLD BUSINESS

A. Pono Roof Inspection Update

Joel McDonell reported that the roof inspection has been completed and we were waiting on the final report.

B. Buildings 1-4 Front Porch Assessment

Gille Wilbanks provided an update on the project. Woodstock Construction was waiting on the permits from the City.

C. Walkway Paint

Gille Wilbanks reported that the work should be done soon.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. NEXT MEETING DATE

The next meeting was scheduled for October 23, 2025.

IX. ADJOURNMENT - There being no further business, the meeting was adjourned at 7:40pm.