

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
OCTOBER 23, 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 6:42pm.

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 September 25, 2025 minutes were approved by unanimous consent.

V. NEW BUSINESS

A. 2026 Budget

AGREED: Ann Condon moved approval of the 2026 budget with a 5.22% increase. The motion was seconded and carried without objection.

B. Unit 211 Deck

Joel McDonell reported that the deck at unit 211 has been started and could be complete but will check with the contractor.

C. Roof Report

Joel McDonell reported that roof inspection was complete and bids were solicited.

VI. OLD BUSINESS

A. Pono Roof Inspection Update

Joel McDonell reported that the roof inspection report had been sent to get bids for the work included.

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 but had received positive feedback about not needing to take any precautions for tree roots.

APPROVED

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VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. NEXT MEETING DATE

The next meeting was scheduled for January 22, 2026.

IX. ADJOURNMENT - There being no further business, the meeting was adjourned at 7:30pm.