

MINUTES OF THE MCNARY HIGHLANDS CONDOMINIUM BOARD OF DIRECTORS MEETING HELD ON
JANUARY 22, 2026, 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 6:31pm.

II. OWNER'S FORUM

III. APPROVAL OR AMENDMENT OF AGENDA

The Board discussed the agenda.

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

IV. APPROVAL OF PREVIOUS MEETING MINUTES

The Board discussed approval of the previous meeting minutes.

AGREED: The minutes of October 23, 2025 minutes were approved by unanimous consent.

V. NEW BUSINESS

A. DeSantis Inspection

Joel McDonell reported that DeSantis was willing to have an on-site inspection in February. The Board asked for him to arrange the meeting with Mitchell Neriah.

B. Water Sub-Meter Replacements

Gille Wilbanks reported that he has one replacement sub meter and will buy two more to replace the others needed. The locations were buildings 2, 7 and the irrigation meter.

VI. OLD BUSINESS

A. Completed Projects

Joel McDonell reported that the roof inspection report by Pono, Building 1-4 walkway repairs and unit 211 deck had been completed.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. NEXT MEETING DATE

The next meeting was scheduled for February 26, 2026.

IX. CALL TO ORDER

The meeting was called to order at 7:44pm

APPROVED

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AGREED: Gille Wilbanks moved approval of waiving late fees on account 4425521 pending the owner signing up for automatic payments to pay the monthly amount in full. The motion was seconded and carried without objection.

X. ADJOURNMENT - There being no further business, the meeting was adjourned at 7:45pm.