

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 6:51pm.

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 with building number signage, landscaping items, package boxes and roof proposal.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

The Board discussed approval of the previous meeting minutes.

AGREED: The minutes of January 22, 2026 minutes were approved by unanimous consent.

V. NEW BUSINESS

A. Water Usage

The previous water bill was in line with expectations so discussion was tabled.

B. Building Number Signage

The Board discussed doing signage mockups for additional unit signage.

TABLED: Discussion was tabled until next meeting.

C. Landscaping Items

The Board discussed landscaping proposals from DeSantis Landscaping.

AGREED: Gille Wilbanks moved approval of treatment and soil infill. The motion was seconded and carried without objection.

D. Package Storage Box

TABLED: Discussion was tabled.

E. Roof Repair Proposal

AGREED: Kristen Hartman moved approve \$27,308 in roof repairs. The motion was seconded and carried without objection.

APPROVED

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VI. OLD BUSINESS

A. 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.

VII. REVIEW OF ACTION ITEMS AND DECISIONS

VIII. NEXT MEETING DATE

The next meeting was scheduled for March 26, 2026.

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