

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
GENERAL MEMBERSHIP MEETING
DECEMBER 14, 2010**

CALLED TO ORDER: 7: 30 p.m. by President Ed Bangsund

ATTENDANCE: Forty-one accredited homeowners were present, which provided a quorum for the meeting, when combined with the one-hundred-three proxies received.

OPENING REMARKS FROM PRESIDENT: Ed Bangsund

Residents were welcomed and thanked for their attendance at the Annual Meeting. The Board members, Webmaster – Bob Steiner, MVCC Representative – Brian Applebury, and Office Manager – Cheryl Havener were introduced and thanked.

There are sign-up sheets in the entry for the 2011 committees which support various Board activities. Please hold all questions and comments until after the reports are given.

MINUTES OF THE DECEMBER 8, 2009 GENERAL MEETING:

It was moved, seconded, and passed to dispense with the reading of the 2009 Annual Meeting Minutes and accept the minutes as submitted.

COMMITTEE REPORTS:

SECURITY: Dale Mjelde

This has been a really pleasant year for me. There have been animal calls concerning coyotes, raccoons, dogs, and deer this year. But there was one incident where our new guard on duty at the gatehouse was watching traffic very close coming and going. He takes a second look and sure enough two deer are walking right past the guardhouse without even announcing themselves as guests or residents.

At this time I would like Kim, our site manager, to come forward. Most of you know how lucky we are to have Kim on staff. Please give her a big hand.

Kim expressed her appreciation for all of the support she has been given over the past year. A brief background of each guard was given; they all have greatly improved our security.

ARCHITECTURAL: Frank Wisdom/Janet Lewis

I would like to first thank the five volunteers on the 2010 Architectural Committee: Sarah Davidson, Terry Lavery, Pat Mjelde, Joanne Ottini, and Mike Rucker. The Committee held twelve scheduled meetings, a few site visits, monthly inspections, and handled numerous phone calls as part of their duties.

Over the last five years, the Committee issued an average of 170 letters per year. By the close of 2010 the Committee anticipates we will have issued 130 letters responding to project requests and attention needed or violation letters.

This year approximately 80% of the letters were for project requests such as tree removal, landscaping, painting/siding or roofing. The remaining 20% of the letters were for attention needed to either home or yard maintenance.

Presently, we have three vacant lots with no homes under construction. We are looking for additional members to join the 2011 Architectural Committee. The first meeting will be held in early January and those of you who are interested in serving on the Committee should notify a Board member, the MVMA Office Manager, or the Committee Chair.

FACILITIES: Bill McLaughlin

Our roads are in good shape again this year. We sanded the main entrance and the perimeter road hills during the November snowstorm but because of the freezing temperature and ice we did not plow.

No problem with our fences except one accident that damaged the fence along 144th Avenue SE near the Hole #5 tee box. A pickup truck lost its brakes coming down the hill and crashed into landscaping and the fence. All of the damage was repaired within a couple of weeks and paid for by the truck owner.

Our gates needed a lot more repairs this year, hydraulic lines and pump failures. Plus we replaced our circuit breaker panels on both the North and South gates.

We had a number of street lights not working again this year, Puget Power was notified and in most cases lights were working again with one week.

Auto companies are replacing the old "Home Link" system in some new cars with a new system called "Lear Car2U". This new system would require MVMA to reprogram our gate controls. I am looking into the cost to do this update.

Thanks to all of you that call or e-mail with regards to our facilities.

COMMON PROPERTIES: Ed Bangsund

The properties include three outside entrances, median planters, areas inside the fence along east/west boundaries, and streets.

The year 2010 had some weather and maintenance neglect which led up to some conditions that were not up to MVCC standards. We are planning major landscape shrubbery modifications on 144th Avenue for next year. Bill McLaughlin chaired a new landscape contractor select panel. They interviewed eight separate companies and selected Meridian Turf and Landscape LLC to begin in 2011.

We are prepared for winter snows with snow plows, sand, and salt. Bill McLaughlin discussed our planned operating procedure. Western States spent two days sweeping the streets of debris from the November storm. We repainted the white lines on stop streets and the 25 mph limit at each entrance.

TREASURER'S REPORT: Jim Schack

- The income for MVMA exceeded budget by \$1,357. The expenses were \$5,741 below budget.
- We are projecting six delinquent lots for 2011. New two way radios will be purchased. An extra \$13,000 will be added for legal and accounting to appeal the IRS Audit's Determination. \$10,000 will be added to the Long Range Plan. There will be no need for a dues change for 2011 dues will remain at \$725.
- An IRS Audit Update was given.
- M/S/P to accept the proposed budget.
- A copy of the power point presentation is attached in file.

MVMA WEBSITE: Robert Steiner

It does not appear that MVMA will be a paperless organization anytime soon but the MVMA Website does try to make Homeowner information readily available on the website. About 10% of the residents indicated that they would be happy to receive the Newsletter electronically. The December Newsletter was e-mailed to these residents as a pdf file and they

were also informed that the newsletter was also available to read online at the website. If feedback is positive we will encourage more residents to opt for this method of delivery. If you have not yet checked out the MVMA website, I encourage you do to so. On the website you will find:

- Contact information is listed for the current Board and office manager and the Architectural Committee.
- The past five years' monthly Board and Annual Membership meeting minutes are posted on the website as well as the current and past four years' budgets.
- Current and past four years' newsletters are online.
- The DOR's and Board Policies as well as Constructions, Architectural and Demolition Guidelines are also on the website.
- A number of forms (Architectural Request, Remote Request, Guest List, Absence, etc.) can be downloaded from the web rather than having to pick one up at the MVMA office.

The MVMA e-mail distribution list currently has about 60% of the MVCC residents on it. E-mail distribution is used only to inform residents of items of interest/concern. E-mail addresses are not shared. It is difficult to maintain an up-to-date distribution list so if your e-mail address changes, please let me or Cheryl Havener, MVMA office manager, know of any changes. If you are not currently on the distribution list, not sure if you are on the distribution list, or would like to update your e-mail address, would you please fill out one of the 4x6 card with your name, lot number and/or address and your e-mail address and leave it on the table at the back of the room.

I especially would like to thank the Meridian Valley Country Club for allowing the MVMA to piggy back our website on the MVCC website at minimal/no expense. The url is www.meridianvalleycc.com/mvma. The e-mail address of the MVMA homeowners is mvma@eschelon.com. If you have comments/suggestions for the website please share them with me and/or other Board members.

PRESIDENT'S REPORT: Ed Bangsund

President Bangsund opened by recapping the seven organizations that he has served as president. He finds the MVMA Board to be a hardworking organization handling a wide variety of problems. As in every association, the majority obey the rules and directives. One to two percent don't and that's where all the work comes about. He then gave this observation, "I've learned a few things – "When they ask you for volunteers, be careful as the majority are stepping backwards leaving you as the lone candidate."

Now to summarize the major events occurring in 2010:

Negative: The southern fence relocation and the restoration of the 12th hole was not completed, we are still working with the IRS revocation of our non-profit status, the four non paying dues lots will probably turn into seven unpaid lots for 2011, the coyotes remain a problem, and there was some mid-year landscape neglect.

Positive: The security truck was replaced, the Sikh storm sewer agreement was concluded, the long range plan balance increased from 277K to 298K, continued good working relationship with MVCC, there was timely street sweeping and snowfall preparation, we recovered damages from four vehicle accidents, four outstanding board candidates ran for office, a new landscape contractor was hired, there was stronger website usage, we have signed an engagement letter with an attorney to address the IRS issue, and we held the line on an increase of the annual dues.

I want to thank the Board members, Craig McCrone, Craig Benson, and the MVCC staff. A special thanks to Kim Sharrah and Jack Ottini.

The floor is now open to questions.

QUESTIONS/COMMENTS FROM THE FLOOR:

- 1) A resident would like the North gate antenna to be adjusted so that it will open sooner.
- 2) Concerns that the shrubbery should be cut back and away from the street signs to provide better visibility.
- 3) It was asked what court the IRS will be mediating our finding; it is an internal IRS mediation.
- 4) The lawyer hired, was decided after interviewing two attorneys. The one we hired was recommended by our local attorney.

CLOSING REMARKS:

Thank you to all four candidates who ran for office. Barb Farley and Mike Rucker were elected to the Board for a three year term.

Bill McLaughlin thanked everyone for attending the meeting and presented Ed Bangsund and Jim Schack with a gift from the Association.

It was announced that Bill McLaughlin will be next year's President, Jan Lewis – Vice President and Facilities, Mike Rucker – Treasurer, Dale Mjelde – Security, Frank Wisdom – Architecture, and Barb Farley – Common Grounds and Architecture

MEETING ADJOURNED: 8:40 p.m.

Minutes prepared by Cheryl Havener