

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
GENERAL MEMBERSHIP MEETING
DECEMBER 11, 2012**

CALLED TO ORDER: 7:35 p.m. by President Janet Lewis

ATTENDANCE: Forty accredited homeowners were present along with forty-six proxies, provided a quorum for the meeting.

OPENING REMOARKS FROM PRESIDENT: Janet Lewis

Residents were welcomed and thanked for their attendance at the Annual Meeting. The Board members were introduced and thanked. All questions and comments will be heard after the reports are given.

MINUTES OF THE DECEMBER 13, 2011 GENERAL MEETING:

It was moved, seconded, and passed to dispense with the reading of the 2011 Annual Meeting Minutes and accept the minutes as submitted and posted to the MVMA website.

COMMITTEE REPORTS:

SECURITY: Dale Mjelde

This year there was one home break-in, one car break-in, and one police DUI renter arrest at the main gate. There was one vehicle entry onto the golf course that caused some damage. There have also been coyote sightings, so keep careful watch over your pets.

MVMA WEBSITE: Robert Steiner – abs. - report read by Dick Metz

The redesigned MVMA website appears to function well for residents. The web based database of the member information which is currently kept on paper records at the MVMA Office is operational. Residents can now log onto their accounts and update their resident information, vehicle information, guest list, phone numbers, e-mail addresses, etc. This database will not be publically accessible and only used by security and the MVMA office. Information of how to access/update your database information was provided in the December Newsletter.

As of today, there are 292 e-mail accounts on the MVMA e-mail distribution. Forty-one of the e-mail addresses are multiple addresses for residences, so 251 different residences are included on the distribution list. This is about 60% of the residences in MVCC. This is our most efficient methods to provide relevant information to our residents. We try to send mass e-mails to residents only for items of information and security issues. The e-mail addresses are not shared. If you are not on the distribution list and would like to be, please contact Bob Steiner (rlsteiner@comcast.net) or Cheryl Havener after the meeting and provide your e-mail address. If you got an e-mail notification of the meeting tonight, you know that you are on the list.

FACILITIES: Jack Ottini

The guardhouse remodel went well. There were problems with the floor, water heater, toilet, and wall heater. Dale Mjelde's son did the work on the sub-floor, installed new flooring, and a new toilet. Jim Marter built new cabinets, installed a new water heater, bigger sink, new wall heater, and new lights. Kim and her daughter painted the inside. A special thanks to all who worked on the project. The cost was approximately \$5,000.

The next project was the cleaning of the cracks in our road system and filling with tar. We went over some areas a second time to get the cracks filled. We used the money budgeted for the project but ran out of funds with 40% of the work not done. We used money earmarked for the Long Range Road Fund to finish the job.

The speed bumps and stop lines were painted. Thanks to Brian Applebury, Trent Allen, and his assistant, Adam for getting the work done in a short time frame.

All street signs, stop signs, 4x4 posts, and reflectors are checked on a monthly basis, and fixed or replaced. The yellow post at all the gates were painted.

The catch basins are cleaned during and after each storm. Thanks to those who clean the drains in front of their home. Our system had no major problems this year. Any problems are fixed very quickly. I would add that our quarterly inspection program by Guardian Security Company has worked very well.

The trees and shrubs growing over the road Policy was published in our December Newsletter. Thirty-five homeowners have a problem. Six have been contacted and the issue resolved. The rest will be contacted during 2013. In case of snow and ice this winter, we will open the North and South gates when the Main gate hill is not safe. We will sand hills as soon as possible. You can call the gatehouse for updates or questions.

The big project for 2013 will be the storm drains inspection and cleaning – there are over three hundred storm drains.

COMMON PROPERTIES: Jack Ottini

We started the year with the intention of upgrading ALL the common areas for which the Board is responsible. Then the ice storm hit causing damage in all common areas. -We spent over two months cleaning up the damages. Several areas were cleaned out so we could plant new trees during the rest of the year.

We upgraded the islands inside the three gates. Barb Farley picked out the plants and had a planting party. Then the area was re-barked. One hundred sixty-five Prymadalius and eighteen Leyland cypresses were added along 144th. These plants will grow to 7' or 8' and form a hedge, which will be maintained. We have a good start, but more remains to be done. The island at the south end of 142nd has been cleaned, pruned, and re-barked. The areas outside all three gates are worked on twice a month. The large trees at the main gate were limbed up to open the street lights at night. Most of these trees will be removed in early 2013 and new landscaping will be added from the gatehouse out to the street past the two signs.

With the failure of the Parks/Roads Levy in the election, the City of Kent has put the work on 132nd Ave SE on hold.

All common grounds are worked on at the least twice a month. Trent Allen and his helper, Adam, have done a very good job this year. I have enjoyed working with them.

Thanks to Craig Benson, Golf course superintendent, we have a great working relationship.

The Creek Project on Hole #12 is to stop the homes from flooding, protect porch footings, and prevent damage to the mainline sewer manhole is 99% done – three items on the checklist are left. Three years and nine months ago I started working as a member of the Greens Committee and a member of the MVMA to get the creek fixed. I put together a meeting with the City of Kent, MVCC, and MVMA representatives. The Director of Public Works agreed that the City would do the Project and completely fund it. The cost of the project as of November 1, 2012 is \$393,743.

ARCHITECTURE: Barbara Farley

The Architecture Committee has sent 128 letters during 2012: 94 approvals, 7 rejections, 26 non-compliance, 12 roof replacements, 33 tree removals, 16 paint color approvals, and others.

The increasing number of project approval requests that are now being sent via e-mail. Please use the approval form which is located on the MVMA web site. The committee will route appropriate requests to the committee members via e-mail and obtain approvals when possible. Some of these will need to wait for discussion at the following meeting.

TREASURER'S REPORT: Mike Rucker

A [slide presentation](#) on the income, expense, and reserve fund performance for 2012 was given as well as the proposed 2013 budget was given and discussed. Moved, seconded, and passed to accept the proposed budget. The annual dues for 2013 will be \$775. Copies of all information are attached in file and on the MVMA website.

PRESIDENT'S REPORT: Janet Lewis

A power point presentation was given, beginning with a moment of remembering those residents that have passed away in 2012. Next mentioned was a community profile with the features and benefits of living in Meridian Valley. Concerns over speeding and stopping at the stop signs was stressed. The most common complaints from residents were listed along with the DOR's rules and consequences the Board may use for those not following the policies. The Board needed seven letters to be sent by our attorney. Stats on the amount of use of the gates were given. A thank you to everyone involved with the Gatehouse refurbish. Statistics of our crime stats for the year were given. Our community has very little crime compared to areas outside our perimeter fence. If an emergency arises call 911 first then the guardhouse.

Pierce County Security gave a site assessment; the results should be back soon.

Information concerning all Real Estate transactions were given along with the number of homes currently for sale, those pending closing, distressed properties, short sales, foreclosures, and rentals.

There was extensive damage throughout our community due to the ice storm. The Board policy was given concerning gate procedures when snow or ice is on the roads.

The Board was thanked for all of their support and stressed that all residents should try to get involved with our community.

A copy of the complete power point presentation is in file.

QUESTIONS/COMMENTS FROM THE FLOOR:

- It was asked if the members have access to each others email. This information is for Security and the Office only.
- Question concerning tax expense. Last year we paid approximately \$900 for last year and the previous year. This year it is estimated at be \$700.
- Concern over safety being taken too far with skate boarders and bike riders. It was affirmed that residents are allowed, but want protective gear worn. Outsiders will be asked to leave.
- Lot #59 owner raised concerns over his property being hit with golf balls and his concerns over safety. Discussion was held. Motion made and seconded to amend the DOR's to include the right of Lot owners to protect their own property. Discussion was again held. Motion failed.

CLOSING REMARKS:

It was announced that Mike Rucker will be next year's president, Dick Metz-Treasurer, Eric Zerr - Security Chair, Jack Ottini - Facilities and Common Properties Chair, and Barbara Farley and Frank Wisdom - Architectural Co-chairs.

Mike Rucker thanked everyone for attending the meeting and presented Janet Lewis and Dale Mjelde with a gift from the Association.

MEETING ADJOUNED: 9:15 pm

Minutes prepared by Cheryl Havener