

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
APRIL 11, 2012**

CALLED TO ORDER BY PRESIDENT Jan Lewis at 7:00 p.m.

ATTENDANCE: Jan Lewis, Mike Rucker, Barb Farley, Jack Ottini, Dick Metz, Brian Applebury, and Cheryl Havener
Absent: Dale Mjelde and Bob Steiner

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Mike Rucker

- **2012 Assessment Collection:** As of Monday April 10th, 415 properties are paid in full, three properties have made partial payments and one is in probate. Collection efforts are continuing for the remaining seven properties.
- **Cash on Hand and Reserve Fund:** As of April 10th, we have \$209,459 in our bank checking and savings accounts. The reserve fund value as of March 30th was \$326,879
- **Budget:** Provided copies of the budget vs. actuals through April 10th. We are over budget in Landscape Maintenance as a result of continuing cleanup and restoration work from the winter ice storm and repairs for gate actuators continue to run higher than expected. We are on budget for the remaining budget categories.
- **Income Tax:** We have setup an electronic funds transfer account with the IRS and made a payment for next years (FY 2012) estimated income tax.
- **MVMA Policies:** An updated version of the Capital Asset Policy was presented. This version is consistent with the assets currently on the balance sheet and will provide guidance for future additions to our capital assets. The policy was approved pending clarification of the Landscaping entry.
- A revised version of the Satellite Antenna policy was presented for review and comment by the Board.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Fixed the following: south gate walk thru latch, north exit gate drive wheels became loose and lost traction, the south exit gate drive wheel broke and lost traction.
- Two signs were removed that are no longer needed and rust was removed from two signs. The stop sign at 132nd Court was replaced. Seven missing reflectors were replaced.
- The storm drain in front of Lot #364 has broken down inside. Repair work is scheduled for April 12, 2012. Cleaned catch basins in several areas.
- The Quarterly inspection of all gates was completed last month. Most of the gates are looking good and working well.
- Repairs to the Guardhouse will be done in June.

SECURITY: Dale Mjelde – abs. No report

MVCC: Brian Applebury – No report

COMMON PROPERTIES: Jack Ottini / Barb Farley

- Cleaned flower beds at all three gates, trimmed arborvitaes along 255th, trimmed branches on 132nd and 144th, cut and hauled away dead photinias at north end of 144th, removed stumps on 144th, removed dead trees and shrubs on 133rd, and hauled away approximately 30 yards of debris.
- Planted fifty “Emerald Green” arborvitaes on 144th along fence near condos. Fertilizer and weed killer was applied. Bark will be applied by the end of the week.

WEBSITE: Robert Steiner – abs. report read

- Getting requests from a few residents each week for their password so that they can log onto the MVMA database and verify/update personal information. Process seems to be working fairly smoothly.
- Will post the Skateboard policy as soon as our lawyer and the Board agree on a final revision of the current policy.
- Still waiting for go ahead to publish approved list of roofing materials.
- Posted the March meeting minutes to the website.
- Added/deleted several residents to/from the e-mail distribution list.
- Request from resident to advertise a Safety Fair, discussion held request denied.

ARCHITECTURAL: Barb Farley / Dick Metz

- There were ten requests; four tree removals, one to paint home, one to install basketball hoop, two deck repairs, and one landscape. Only one rejection which was for a roof.
- Thirty-nine violation letters were sent.

PRESIDENT’S REPORT: Jan Lewis

- Received request from the owner of Lot #212 for a meeting regarding neighborhood concerns. Mike Rucker and I met in the home of the individual, assured the homeowner that we want to know of any concerns that arise that should be addressed, either by the Board and/or local authorities. Homeowner was encouraged to call me if/when further discussion, if felt by the homeowner, was warranted.
- Addressed unsafe skateboard being towed by bicyclist with two young, school aged residents in the community, requesting that they stop their unsafe actions.
- Reported back that the aggressive dog outside the perimeter fence has been resolved, according to the complaining resident.
- Reported to homeowner on perimeter road as to replacement planting schedule of vegetation that was removed following ice storm.
- Board approved Meridian Elementary School annual walk/run event.

NEW BUISNESS:

- The next newsletter will be sent July 1st; all articles are to be submitted by June 9th. Should mention robberies that are taking place in the Seattle area during funerals.
- The Lot #187 owner is renting to four non-related college students, which is against our DOR’s. Discussion held.

MEETING ADJOURNED: 9:05 p.m.

Minutes prepared by Cheryl Havener