

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
August 8, 2012**

CALLED TO ORDER BY PRESIDENT Jan Lewis at 7:03 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Mike Rucker

- **2012 Assessment Collection:** As of Monday August 6th, 420 properties are paid in full. Three properties have made partial payments and their outstanding balances include late fees and interest charges. Liens have been filed against the remaining three unresponsive properties.
- **Budget Performance:** Provided copies of the budget vs. actuals through July with an estimate of expenses to go for the remainder of the fiscal year (November 30). With this estimate, we will be about \$1,450 ahead of budget for income and \$14,500 over budget for expenses. The over budget amount includes \$10,000 in Landscape Maintenance due to recovery and replanting following the winter storm, and additional plants to be installed in the fall, \$3,200 in Security from expenses related to repair work in the gatehouse and vehicle maintenance and \$2,500 for Roads and Gates. This last amount includes an estimated \$5,000 overrun in gate maintenance and a \$9,000 overrun in patching and sealing cracks in the roads. These overruns were partially offset by using \$10,000 budgeted for storm drain work which was not required by the city this year. On the plus side, we expect to finish under budget for Legal and Accounting expenses and on budget for the remainder of our expenses.
- **Budget for 2013:** Provided copies of the first cut at next year's budget. We were able to maintain dues for 2012 at \$725 because of the excess of cash on hand from 2011 even though planned operating and capital expenses exceeded income by \$16,199. We started the fiscal year on December 1st with \$40,761 in the bank, a budgeted income of \$328,113, operating expenses of \$318,312 and capital expenses and reserve fund contribution of \$26,000. We will not be so fortunate next year. In addition to ongoing budget planning, discussions will be held with the Board and Audit Committee to determine an appropriate increase for next year's dues.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Work was started on August 6th to do the Creek Renovation work on hole #12 just south of SE 243rd on the north end of the golf course. When completed, by October 15th, the flooding of the Daly residence and the 12th hole will stop.
- The guardhouse renovation work is completed.
- The speed bumps and stop lines will be painted by the middle of August.
- We are also spraying weeds and grasses along the curb on our roads.

SECURITY: Dale Mjelde

- The proposed security budget for 2013 was turned in to the Mike Rucker.
- Approval was given for a wedding family to park on the street.
- Delivered a few supplies to the guardhouse.

MVCC: Brian Applebury – no issues at this time.

COMMON PROPERTIES: Jack Ottini / Barb Farley

- Regular maintenance of our Common Ground is on going during July and August. With the hot weather we are watering extra days.
- The replanted trees on 144th Avenue SE have been re-staked and dead branches removed. Some dead or overgrown phontina at the main gate have been removed.
- The problem of tree branches hanging low over the roads will be addressed during August and September. Owners will be asked to prune them, or we will assist them.

WEBSITE: Robert Steiner – no report.

ARCHITECTURAL: Barb Farley / Dick Metz

- Fifteen requests were processed last month. Most were pretty simple. The one complex request was the work proposed for Lot 353. They are requesting a number of changes including a large driveway. The committee did a site visit on August 7th. We still need to get final measurements from them and do a final review.
- We also spoke to the owner of the privacy screen and requested that he add some greenery to the East side of it to soften the overall effect.

PRESIDENT'S REPORT: Jan Lewis

- We have received complaints from Lot 300 owners regarding fireworks from Lot 298 property and unleashed dogs; shared photographs from Lot 300 of debris. On-going problem with no response from Lot 298's attorney. Discussion included shutting of gate access and further consultation with Demco.
- Lot 187 owner and tenants issue: Security personnel is monitoring activity at the home at night and also keeping a log of residents/visitors to the property. Security personnel report learning two of the original tenants have moved out and two others have moved in. Our records do not reflect any changes.
- Motion made, seconded, and passed that property owners with chronic lack of landscape maintenance should be receiving notices for remediation or gate access will be shut off.
- Thanks for completed renovation of guardhouse, staff very pleased.

MEETING ADJOURNED: 8:30 p.m.

Minutes prepared by Cheryl Havener