

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
December 6, 2012**

CALLED TO ORDER BY PRESIDENT Jan Lewis at 7:05 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Mike Rucker

- **MVMA Long Range Plan:** The Long Range Plan spreadsheet is now supplemented with a paper describing the plan which is being used to set aside funds for maintaining and replacing the roads, storm sewers, and security vehicle. The process that has been followed since 2000 to maintain the LRP and associated investment account satisfies the requirements of RCW 68.38. This law was enacted at the start of the year and requires homeowner's associations to have a reserve study and account for maintenance and replacement of assets whose estimated cost is greater than can be accommodated in the budget for a single year.
- **Meridian Valley Country Club:** A request from the Country Club to display membership marketing materials in the clubhouse on the evening of the homeowner's association annual meeting was reviewed and approved by the Board.
- We finished 2012 slightly better than our September 30th estimate that went out with the mailing. Our income was slightly higher at \$331,417 and the expenses were slightly less than the estimate coming in at \$342,606. With the \$7,500 deposit to the LRP account our end of year cash position was \$22,072.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- All catch basins are being checked on a weekly basis and after each storm.
- A few reflectors on the roads are missing and will be replaced during the next dry spell.
- The tree/street policy is moving forward. Five problem areas are done and two homeowners have called for information.
- The underground TV cable at Lot #353 will be gone by the end of December.
- Four-hundred plants have been added to the Creek Project. The project is not officially completed; a few minor items are left to be done.

SECURITY: Dale Mjelde

- All is well.

COMMON PROPERTIES: Jack Ottini

- The maintenance during November and December of all common grounds includes leaf removal, bark weeded and raked, and pruning where needed.
- Two trees covered with ivy were removed outside of the South gate.

WEBSITE: Robert Steiner – abs. written report read

- The December Newsletter publicized the resident database and encouraged residents to request their passwords so they can check/update the resident information. Since the mailing of the December Newsletter I have received, requests from five residents.
- The December Newsletter was sent as a pdf file to 34 residents who had previously indicated that they would be happy to receive the Newsletter in this format or read it off the web to save the homeowners postage/printing costs.
- Newsletters and monthly minutes have all been posted to the website.
- Added/deleted several residents to/from the e-mail distribution list.

ARCHITECTURAL: Barb Farley / Dick Metz

- Two main topics – the removal of the tree on Lot #58 was approved and the screen for Lot #59 was denied.
- Lot #171 had five new requests – more information was needed. Dick and Mike are to follow up with the new owners.

PRESIDENT'S REPORT: Jan Lewis

- The year end Board dinner is planned for Sunday, January 13th; 6:00 socializing and dining at 6:30; we'll check with the club to be sure the date and time is available.
- An email from Joanne Ottini was read and discussed. Joanne feels the yearly dues should be waved for Board members. After discussion, it was decided that no change will be made at this time, Jan will respond to Joanne.
- The storage pod on Lot #265 was removed; there is now have a U-haul in the driveway.
- Pierce County Security has completed a site assessment; we should have the report soon. We will have four trained back-up officers, we currently have only two.
- We continue to work with our attorney concerning Lot #298. Discussion was held; we will ask about the steps involved in a suit, the costs, and our chances of success.
- The unused car on Lot #216 has been towed off site. Property owner reported to our attorney that she has plans on listing the home.
- In response to multiple complaints from property owners and Architectural Committee members, a discussion was held concerning issuing more fines for those ignoring requests for compliance with our DOR's. Jan and Mike will develop a policy statement – stating violations, warnings, and amount of fines. Jan has researched similar HOA's regarding their policies and procedures regarding non-compliance of DOR's.

NEW BUSINESS:

- The donated digital camera (thank you Barbara Farley) needs a cable so that the guards can print pictures.
- Someone drove a car onto the golf course on the 5th hole causing some damage. The guards will now begin to check to be sure the chain is blocking the entrance along hole #5.
- The club currently has 287 golfing members – 108 or 38% are MVCC homeowners. The club has 129 social members - 52 or 40% are homeowners. There are 15 senior members 9 or 60% of which are homeowners.

MEETING ADJOURNED: 9:40 p.m.

Minutes prepared by Cheryl Havener