

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

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

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

**Guest:** Jed Aldridge shared the concerns of the condo owners along 144<sup>th</sup> Avenue SE. When the plantings were cut down along the fence, the owners feel that it has had a very negative impact on them. Photos showing the now exposed messy backyards of bordering homes were distributed for review, copies attached in file. Mr. Aldridge would like this privacy barrier replaced as soon as possible. He was assured that the Board would discuss his concerns and give him a written response by the end of the month.

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Mike Rucker

- **Assessment Collection:** As of today, 408 properties are paid in full. At this time last year, 395 properties were paid. Of the eighteen that are currently unpaid, ten have been contacted and said they will pay, have not been able to communicate with six and two are bank owned without contact information.
- **Budget:** Provided copies of the budget vs. actuals through February 8th.
- **Reserve Fund:** Had a meeting on February 6<sup>th</sup> with Peg Steiner, George Hull, Dick Metz and Jim Schack to discuss the use of index funds to reduce costs and simplify management of the equity portion of our reserve fund. I will create a short list of candidate funds for review with the committee.
- **Income Tax:** Shannon & Associates are in the final stages of preparation for our 2011 income tax return. They expect to have it available for our review next week. 1099-MISC forms have been sent to our accounting and legal firms and individual contractors. The 1096 will be sent to the IRS later this week.
- **Gate Access Remotes:** Have received twenty-four gate access remotes as ordered.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- Nothing new on the gatehouse up-grade or drop arm.
- Got a second bid on road sweeping – same as the current vendor \$95.00 per hour. The bid to clear snow was \$225.00 per hour.
- Replaced thirty-two reflectors, more need to be purchased.
- The gatehouse floor will be done in late spring when the weather is warmer.
- Confirmed with the City of Kent that they will not inspect the storm drains until 2013.

**SECURITY:** Dale Mjelde

- The Board is working on a new policy in regard to skateboards in MVCC. While the use of skateboards on our private roads is against our DOR's, the Board is working on being
- There will be signs posted at both the North and South gates stating "NO SKATEBOARDING ALLOWED". The Policy will read: "Residents and their friends will be allowed to skateboard providing they wear the proper safety apparel - helmets, elbow and knee pads, and gloves. With out the proper safety gear, all skate at their own risk; the MVMA will not be responsible for any injuries or accidents". M/S/P accept this proposed policy.

**COMMON PROPERTIES:** Jack Ottini

- Met with Trent Allen concerning goals for 2012. Main goal is to upgrade all common property area plantings.
- The snow and ice storm: Craig Benson sanded the first two days of the snow storm. The ice storm that followed caused power outages – the gates were left open. There was a lot of damage to trees and plants within MVCC.
- Contacted Thundering Oak Tree Service to clean up the common areas and along the roads. Work was done over five days. The bill so far is \$6,097.00 with another ½ day to be billed. Plus the cost to haul chips away from MVCC.
- The work along 144<sup>th</sup> was extensive. All storm debris was removed. Also fir trees were trimmed back and dead branches removed. Photina that was dead extremely overgrown (up to 18') or hanging over the street was removed. Four sections were gutted and three sections remain to be worked on. Trent will finish the clean-up so that new plantings can be planted during the rest of the year. Will work with Craig Benson to get plants through his wholesaler (hedge type plants).
- A week later there was another short power outage for an hour and a half in the south half of MVCC – the south gate was left open.
- Talked to two residents about debris dumped on common grounds, and two landscape people who put debris on the street. They all removed the debris.
- A few trees still have broken branches in them to high too reach – need boom truck with bucket.
- Have had high east winds twice since the ice storm causing more branches on the 144<sup>th</sup> Avenue SE to fall into the street. Trent will continue to keep the street clean.

**WEBSITE:** Robert Steiner

- Continued work on the revised website. Gordon Fasbender has made a number of editorial changes/updates. Plan to publicize the resident database in the upcoming Newsletter and solicit residents to update their information.
- Posted the January meeting minutes to the website.
- Added/deleted several residents to the e-mail distribution list.

**MVCC:** Brian Applebury

- Brian has the original property plot line on a pdf file, which will be forwarded to the office for future reference.

**ARCHITECTURAL:** Barb Farley

- The Architecture Committee reviewed and approved four requests during the previous month: two tree removal requests, a remodel and enclosure of patio area, and a roof replacement. Additional approvals for Lot 268 are pending the request for more information detailing the projects. Discussion was held concerning the roof replacement for Lot 52 and due to certain circumstances the roof is approved. The Architecture Committee will review the product for use in the future with certain roof specifications.

**PRESIDENT'S REPORT:** Jan Lewis

- The annual Board dinner will be on February 19<sup>th</sup> at 6:00 pm.
- The next newsletter will go out in March; all articles should be submitted by February 15<sup>th</sup>.
- The owner of Lot 265 is taking her tenant to small claims court and has asked for Kim to be a witness. Discussion was held; it is the security company's decision whether she should appear. The Board believes that a written statement would be sufficient; we will also give her a copy of an Architectural letter sent in November 2011 asking for their yard to be maintained.
- A homeowner bordering our fence has complained about the maintaining of the property backing up to hers, saying it is unsightly and attracting rodents. Jan will meet with the owner and inspect the yard.
- Mr. Aldridge's request was discussed. The common grounds chairs and members of the Architectural Committee will get together and make decisions on planting and notify Mr. Aldridge by the end of the month.

**MEETING ADJOURNED:** 9:00 p.m.

Minutes prepared by Cheryl Havener