

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
January 4, 2012**

**CALLED TO ORDER AT HER HOME 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

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Mike Rucker

- Provided copies of the FY 2012 MVMA budget - month-by-month for the year, budget vs. actuals for December and the 2012 balance sheet, copies attached in file.
- Through January 4<sup>th</sup>, we have collected dues from 144 homeowners with a checking account balance of \$11,581 and \$108,834 in savings.
- We currently have only one property, which is bank-owned, owing dues for years prior to 2012.
- Income tax preparation is in process at Shannon and Associates. They expect to have returns available for our review by the end of January.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- Cold weather caused some gates to stop working intermittently at night and early morning. Some switches and relays are not protected from the cold temperatures.
- In December, Guardian performed the quarterly inspection of all gates.
- On December 23<sup>rd</sup> the motor in the south inbound gate burned out. Guardian came out the following day to verify the problem. A new motor was installed December 27<sup>th</sup>. The decision was made to leave the gate closed all three days for security reasons.
- On January 2<sup>nd</sup> two stop signs were broken (at SE 241<sup>st</sup> and 138<sup>th</sup> Avenue SE) Trent Allen repaired both on January 3<sup>rd</sup>.
- Both walk thru gates were banging when closing; Jim Marter has put bumpers on both to fix the problem.
- The problem of tree limbs blocking stop signs, street lights, or hanging low over our roads is being addressed. I have a list of these areas and will be getting a bid by the next meeting.
- There are several reflectors missing; replacement will be done when the weather permits.
- The Guardhouse Christmas decorating will be installed earlier this year. Better lights and swags will be used.
- The road crack sealing project will be done this spring. Brian Applebury and Jim Schack will help oversee the project.
- The Temple storm drain system worked OK during two heavy rainstorms last month. Their parking lot was not built according to their plans. The curbing along 132<sup>nd</sup> was installed too high and must be replaced. The City of Kent is trying to resolve the problems.
- No new information on the Creek Project at this time.
- Discussion was held concerning the Guardhouse upgrades.

**SECURITY:** Dale Mjelde

- The Kent Police have arrested someone concerning the break-ins last year.
- The Security truck tires have been rotated. The rear brakes need to be replaced soon.
- In the next newsletter, we will remind residents to leave a cell number for the guards' use in case of a problem at their home, such as an alarm going off.

**MVCC:** Brian Applebury

- We still have an agreement with the club for sanding the roads and the use of the dumpster. The club will bill the MVMA when needed. The main hill going down from the main entrance was sanded in December.

**COMMON PROPERTIES:** Barb Farley

- Leaves are continually being picked up. The plants that are budgeted for the main gate area will be planted after the threat of freezing is over.
- Discussion was held concerning the need to formalize a schedule with Trent. Barb, Jack, and Mike will meet with him to review areas of concern and devise a work schedule.

**WEBSITE:** Robert Steiner

- Worked on the revised website, will continue as Gordon Fasbender is back from vacation.
- Updated the Long Range Investment Policy according to the revisions approved at the December Board meeting.
- Posted the December meeting minutes, Annual meeting minutes, 2012 Approved Budget, the LRP, and the December Newsletter to the website.
- Added several residents to the e-mail distribution list.

**ARCHITECTURAL:** Jan Lewis

- Only one request so far this year, a homeowner has a roof leak and requested permission to have it patched. Did not hold a meeting.
- The Committee will look at the low fence between Lot's #93 and #94.

**PRESIDENT'S REPORT:** Jan Lewis

- Everyone's time given is greatly appreciated; especially the willingness to cover a problem when someone is on vacation.
- The end of the year dinner will be held at Meridian Valley February 19<sup>th</sup> at 6:00 pm.

**OLD BUISNESS:**

- The Skate Board Policy and signage were discussed. Jan and Dale will have the information ready for the Board's approval next month.

**NEW BUISNESS:**

- Discussion was held concerning the possible use of a gate arm in conjunction with the main gates. Jack and Steve Farley will check into the feasibility.
- The next newsletter will be in April. We should include the new Skate Board Policy.

- Discussion was held concerning holding the Board meetings on the first Wednesday of the month at 7:00 rather than the second Wednesday, with the Architectural meeting at 6:00 pm rather than 7:00 pm The Board agreed with this proposal, Barb will check with the Architectural Committee to see if meeting earlier will work for them.
- Discussion was held concerning chair positions:
  - Jan Lewis – President
  - Mike Rucker – Treasurer and Vice-President
  - Dale Mjelde – Security
  - Barb Farley – Architectural Co-chair and Common Properties Co-chair
  - Jack Ottini – Facilities and Common Properties Co-chair
  - Dick Metz – Assistant Treasurer and Architectural Co-chair
  - Brain Applebury – MVCC Representative
  - Bob Steiner – Webmaster

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

Minutes prepared by Cheryl Havener