

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
July 11, 2012

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

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Mike Rucker

- **2012 Assessment Collection:** As of Monday July 10th, 418 properties are paid in full. Sale of the property in probate is expected to close this week so we should receive payment for 2012 dues in early August. Two property owners with outstanding balances have said they intend to pay their balances which include late fees and interest charges. Liens have been filed against three property owners which have been unresponsive.
- **Budget Performance:** Provided copies of the budget vs. actuals through July 11th. Expenses are tracking to budget except for previously mentioned landscaping work resulting from the winter ice storm and repairs to the guardhouse. Any additional plantings in the common areas later this year will be determined by the Board and in part depend on funds available at that time. Work on the guardhouse is almost complete with a bill for the remaining work expected later this month. Patching and sealing of roadway cracks is completed but the work required additional effort beyond that in last year's budget. Actual expenses will be reported next month.
- **Policy on External Antennas:** Presented the final version of the policy on external antennas. This replaces the existing policy which is not compliant with FCC regulations and clarifies the Board's intent on location and installation of dish and other over-the-air broadcast antennas. Motion made, seconded, and approved to accept the presented policy, copy attached in file.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Most of the work on the guardhouse is done. The painting inside was completed last weekend. Items left to finish are: a new shelf, door stops, door insulation, and ceiling lights.
- Lind Asphalt completed the crack sealing of all our roads. Yellow posts were repainted at the three gates. Bushes have been trimmed back around black boxes. Six missing reflectors were replaced. Also replaced broken sign post and one stop sign.
- The speed bumps are scheduled to be painted in August.
- A letter concerning the Creek Renovation was read. They plan on beginning work in August and finish by the end of September.

SECURITY: Dale Mjelde

- The 4th of July went well with less noise than previous years.
- The last newsletter printed the wrong gate hours.

MVCC: Brian Applebury

- No issues at this time.

COMMON PROPERTIES: Jack Ottini / Barb Farley

- A Genie lift was used to prune trees at the main gate and along 144th Avenue SE, branches around six street lights were pruned back to get better lighting on the road.
- Cleaned the curbing from 132nd to 134th at the main entrance. Bark was added to areas at the main gate. The second group of trees planted on 144th was up-graded by added fertilizer, weed killer, and new bark.
- Watering of all areas is on-going during warm weather. Some of the transplanted trees will be re-staked.
- We loaded and hauled away one large dumpster of branches and debris this last month.

WEBSITE: Robert Steiner – absent - no report

ARCHITECTURAL: Barb Farley / Dick Metz

- During June, the Architecture Committee approved four paint color requests, one roof replacement request, and one total landscape request. Further discussion is needed on the Stuckey walkway/parking pad, and the Roes requests. Mr. Roes has received notification that his requests are holding for approval until he provides more, specified, details.
- We've been notified that the contact person, Diane McElhinney, is no longer involved with the Lot 268 project. Diane had submitted a request on April 30th for several items and the committee was holding on a decision until a site visit could be arranged. Randy Hougland, next door, had agreed to submit more detailed drawings for his request for a privacy screen (May 2 request) which would adjoin the Stuckey property, and was waiting on the site visit which would include both the Stuckey and Hougland projects. The end result was that Diane McElhinney did not contact the committee to arrange a site visit as promised, the Stuckey parking pad project work has been started, and the Hougland privacy screen and plantings are well underway.
- A committee member brought a group of volunteers to the Lot 323 property for approx 28-30 hours. They weeded and mowed the front area. The property is still severely in need of clean-up.
- Lot 298 now has gutters which have pulled away from the fascia boards on the back of the house.
- Although the Lot 255 owner has mowed the lawn, it is still in need of much more clean-up.
- Owners of Lot 298, 323, and 255 will receive a letter from our attorney concerning property maintenance.

PRESIDENT'S REPORT: Jan Lewis

- A special thanks is to be given to Kim for her work involving the DUI incident at the main gate.
- It might be good to include in next year's budget, funds for outbound cameras to be installed.
- Faced with operational challenges with Pacific Fire. Jack is researching alternative service providers that can be more responsive to our needs.

OLD BUISNESS:

- Discussion was held concerning the Roadside Vegetation Policy. It was suggested that the policy include a reference to the county and city code concerning the 13' cut back requirement. Jack will continue working on the policy.

NEW BUISNESS:

- Comcast was asked to leave; they were soliciting homeowners to bundle services.

MEETING ADJOURNED: 9:07 p.m.

Minutes prepared by Cheryl Havener