

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**June 13, 2012**

**CALLED TO ORDER BY PRESIDENT** Jan Lewis at 7:05 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 June 11th, 418 properties are paid in full. There has been no change in the status of the remaining properties. Collection activities continue on those with an outstanding balance.
- **Budget Performance:** Provided copies of the budget vs. actuals through June 11th. Expenses are tracking to budget except for landscaping work which is continuing as a result of the winter ice storm and repairs to the guardhouse. As shown in a break-out of expenses related to those two areas, to date we have spent \$6,644 for landscape maintenance related to removal of damaged trees and bushes and \$2,176 for plants to fill in some of the damaged areas. These expenses were not anticipated in this year's budget. We have also spent \$2,300 for guardhouse maintenance and repairs against a budget of \$1,500. The increase is due to the decision to replace the sink and hot water heater and add additional shelves, all of which were not included in last year's budget. In total, we are overspent in those two areas by \$8,820. However, we had budgeted \$10,000 this year for storm drain inspection to be conducted by the city of Kent. That work has been postponed until next year so those funds will be used to offset the overruns previously mentioned.
- **Draft 2013 Budget:** Provided a draft budget for Board members to use in preparing their inputs for the FY 2013 budget.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- Renovation of the Guardhouse was started on Friday, June 8<sup>th</sup>. A new floor has been installed, also being replaced are: toilet, wall heater, sink, and water heater. The inside is being painted.
- The camera lenses at all the gates have been cleaned.
- Gate repairs were required twice on the main gates. Nothing major wrong.
- Lind Asphalt repaired our road system on Wednesday, June 13<sup>th</sup>. Nine areas needed to be patched, all small. The crack sealing of our roads has been delayed because of the rain. The cracks must be dry so that the tar will adhere properly.

**SECURITY:** Dale Mjelde

- Called an owner concerning street overnight parking. It is no longer a problem.

**MVCC:** Brian Applebury – Nothing to report.

**ARCHITECTURAL:** Barb Farley / Dick Metz

- The Committee sent out eleven approval letters – most were roof, landscape, and painting. One request, which was granted, was for the removal of eleven trees on Lot #25.
- Dick Metz spoke to the new owners of Lot #318 concerning the flag flying from the white PVC pipe. The new owner readily agreed to remove it. It would be OK for a short period of time on holidays such as the 4<sup>th</sup> of July, etc. If it is to be permanently in the yard, they would need to request approval from the Architectural Committee.
- Barb visited Lot #323 and took pictures of the yard, which is in dire need of maintenance. Discussion was held, Motion made, seconded, and passed to send the owner a certified letter giving a 30 day notice for yard clean-up.

**WEBSITE:** Robert Steiner – absent – no report

**COMMON PROPERTIES:** Jack Ottini / Barb Farley

- More plants have been added in the center median between the Guardhouse and road at the main gate.
- Work is on going in all common grounds areas. Regular scheduled maintenance and upgrades are being done.
- On 144<sup>th</sup> Avenue SE the Leyland Cypress trees have been grouped in two areas and another fifty pyramidalis bushes have been planted. Both areas will be barked.

**PRESIDENT'S REPORT:** Jan Lewis

- Discussion was held concerning the homeowner law concerning reserve funds and how it would affect MVMA.
- Discussion was held concerning tree and shrub overgrowth into the streets. Motion made, seconded, and passed to implement the requirements needed to keep our roads clear.
- Discussion was held concerning Lot #187's multiple tenants. A letter will be sent.

**NEW BUISNESS:**

- Newsletter articles should be submitted as soon as possible.

**MEETING ADJOURNED:** 8:15 p.m.

Minutes prepared by Cheryl Havener