

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
May 9, 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

GUESTS: Jed and Diane Aldridge, Claude Ciancio, Suzette Cooke, Bob Neal, Joanne Ottini, Jim Salley, Adam Sims, Al and Eileen Thompson, and Virgil and Linda Thompson.

The above mentioned guests expressed their concerns over the common property along 144th. After a lengthy discussion, it was agreed that much work still needed to be done. More money will be added to next year's budget for Common Property to fund needed plantings. There will still be more work done this year. The homeowners have asked for a plan outlining the completion of the project.

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Mike Rucker

- **2012 Assessment Collection:** As of Monday May 7th, 417 properties are paid in full, one has provided a check post-dated to the 15th, 3 properties have made partial payments and one is in probate. The property in probate was listed for sale in mid-April and we will collect when that property is sold. In addition, a vacant property was sold at auction. Notice of liens will be sent to the remaining three, however two are essentially abandoned.
- **Budget:** Provided copies of the budget vs. actuals through May 7th.
- **MVMA Policies:** An updated version of the Capital Asset Policy was presented, clarifying the Landscaping entry. This version is consistent with the assets currently on the balance sheet and will provide guidance for future additions to our capital assets. The policy was approved.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- The road crack sealing project started on Monday. Brian Applebury, Mike Rucker and I will oversee the project.
- The North exit gate vibration caused bolts to loosen up; fixed the next day.
- Gatehouse repair will start in June, work scheduled to take three days. Subfloor and flooring will be replaced. A new toilet and sink will be installed.

SECURITY: Dale Mjelde

- The floor pattern for the Gatehouse was shown to the Board.

ARCHITECTURAL: Barb Farley / Dick Metz

- Fourteen approval letters were sent. Most were tree removals, roof replacements, and paint color. Several issues for Lot 268 are pending.

MVCC: Brian Applebury – no report

COMMON PROPERTIES: Jack Ottini / Barb Farley

- Ongoing clean-up in all areas, weed killer is being applied.
- Eastside is being prepared for more plants, if weather turns too warm we may delay planting until fall.
- Leyland Cypress trees are being relocated to more suitable areas so they will grow properly.
- Broken light and burnt out bulbs in island at the main entrance have been replaced.
- Required inspection for back flow valves will be done this month.
- Creek Up-Date: All five homeowners and MVCC have signed the proper legal papers. Construction bids will be solicited and a contract signed by July 1st. Work is scheduled to start by August 1st.
- Purchased and planted ninety plants for the center medians a the main gate, cost of \$650.

WEBSITE: Robert Steiner - abs. - no report

PRESIDENT'S REPORT: Jan Lewis

- Report of advice from Phil Mattern, Demco Law Firm, regarding tenants at Lot 187. Will try to get a copy of the lease and not allow the lease to be renewed. A letter will be sent.
- Jule Halverson, neighbor, has not contacted Jan back regarding visit of adjacent MVMA resident regarding trash/debris in yard. Another email will be sent.
- Sent Phil Mattern email asking for opinion regarding trees encroaching into streets.
- Sympathy card from the Board will be sent to owner of Lot 1036.
- Discussion was held concerning non-residents being allowed in to look at homes currently for sale. No change to our policy at this time.
- The Meridian Elementary Mini Marathon will be held June 2nd. An email was sent confirming the event which begins at 7:45 a.m. (gates open) and concludes at 10 a.m.
- Lot 216 has a new tenant plus long term tenant and debris in yard; Lot 298 still needs repairs to home, no response. A letter will be sent to both homeowners.

MEETING ADJOURNED: 9:25 p.m.

Minutes prepared by Cheryl Havener