

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
November 14, 2012**

CALLED TO ORDER BY Jack Ottini at 7:05 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Dick Metz

- 2012 Performance to Budget: It now appears that we will be approximately \$14,000 over budget on expenses. Most of this is due to the extra work required on landscape maintenance from the storm and also the road repair that was \$9,000 over budget. This is offset by slightly higher income from better collections of dues and fees. Overall we will be at about \$22,000 cash on hand at year end if we make the recommended \$7,500 deposit to the LRP.
- Audit Committee Report: We had a final audit committee meeting on October 23rd with Mike Rucker (via email), Jim Schack, and Richard Metz. Report on file. Motion, Seconded, and Passed to accept the audit report.
- Long Range Plan Contribution: The recommendation of the audit committee is to make a \$7,500 contribution to the LRP.
- 2013 Budget: The 2013 recommended budget has been finalized and approved by the audit committee. It includes an increase in the yearly dues to \$775 per year.
- 2013 Billing for MVCC: The 2013 billing for MVCC has been calculated based on the \$775 budget. The MVCC annual dues will be \$19,537 that is \$1,628 per month.

COMMITTEE REPORTS:

SECURITY: Dale Mjelde – no report

FACILITIES: Jack Ottini

- All construction is done on the creek. All the plants should be planted in November. The creek is working as planned with normal water flow.
- The North exit gate stopped working twice in three days, in both cases a reset button did not work.
- Holiday lights for the gatehouse have been purchased and will be installed before Thanksgiving.
- The City of Kent doesn't know the status for the improvement of 132nd Avenue SE at this time because of the failure of the election levy for streets and parks.

WEBSITE: Robert Steiner – no report

MVCC: Brian Applebury

- No issues

COMMON PROPERTIES: Jack Ottini

- Sixty-five new evergreen arborvitaes have been planted and fertilized. Bark will be added by the end of November. Three dead trees were replaced at no cost with the one year warranty. The work is done on the east side of 144th Avenue SE.
- The island at the south end of 142nd has been pruned, weeded, and re-barked.
- Two trees have been removed just outside of the south gate. They were full of ivy and starting to die.
- Cement flower pots at the main gate have been cleaned out for the winter. Our two sprinkler systems have been winterized.
- The rest of the year we will be weeding and raking leaves in all common areas.

ARCHITECTURAL: Barb Farley / Dick Metz

- Nine letters of approval were sent this month: one for garage door, five tree removals, one roof, one parking area, and one paint request. One rejection, due to more information needed.

PRESIDENT'S REPORT: Jan Lewis

- Lot #265 had a moving pod in the driveway for several days, called the homeowner. It was removed two days later.
- Pacific Security will be making a site assessment. We are currently short one guard. They plan on having more back up guards trained for our site.
- Trying to schedule a meeting with the owners of Lots #58 and #59 to discuss options. Also included in the meeting will be representatives from MVCC.

NEW BUSINESS:

- Water has been used for irrigation of common grounds from Lot #325. Discussion was held; Motion, Seconded, and Passed that a thank you gift of \$100 be given to the homeowners MVCC account. Jack will notify the homeowner of the gift.
- Vehicle wash tokens need to be purchased for Security.
- Discussion was held concerning the increase of costs from MVCC to hold the General Meeting, copy of letter attached in file. We will ask that no linens be used, tables remain in place (with more chairs added to tables), and that video presentation equipment be set up.
- Following a solicitation for renewing a business relationship, a meeting was held with Olympic Security. They are a very large company and gave a very good presentation. As with other solicitations for our business, we will keep their information on file in case we need to make a change from Pacific Coast Security.
- Discussion was held concerning a bonus to be given to the guards. Motion, Seconded, and Passed to give the same amounts as last year.

OLD BUSINESS:

- Eric Zerr and Frank Wisdom will be appointed to the Board since we were unable to find more people to run. The mailing will be sent out this week.

MEETING ADJOURNED: 9:10 p.m.

Minutes prepared by Cheryl Havener