

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
September 12, 2012

CALLED TO ORDER BY PRESIDENT Jan Lewis at 7:00 p.m.

ATTENDANCE: Jan Lewis, Dale Mjelde, Mike Rucker, Barb Farley, Jack Ottini, Dick Metz, and Cheryl Havener

Absent: Brian Applebury and Bob Steiner

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Mike Rucker

- **2012 Assessment Collection:** As of Monday September 10th, 420 properties are paid in full. We have a post-dated check for one and two other properties have made partial payments.
- **Budget Performance:** Provided copies of the budget vs. actuals through September 10th with an estimate of expenses to go for the remainder of the fiscal year (November 30). According to this estimate we will be about \$2,250 ahead of budget for income and \$12,500 over budget for expenses. These numbers are similar to those reported for July.
- **Budget for 2013:** Provided copies of the updated budget for FY2013. Over the past five years, since 2007, annual dues have increased 4% (\$25). During that same period, our expenses have increased by 11% and the cost of living index has increased by 10%. In order to balance income with next year's planned expenses, it is recommended that dues for 2013 be increased to \$775.
- **Roofing Policy:** The Roofing policy has been revised to name the products that have previously been approved for use in Meridian Valley along with pictures of the products and references to homes that have installed them. This revision was approved pending a check to make sure that the product names are correctly identified.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- All speed bumps and stop lines were painted in August. Thanks to Brian Applebury for his help.
- North gate walk thru has been fixed.
- Meeting with Guardian Security was held. Our computer operation and the maintenance of it were discussed. They will make a proposal to us before next year.
- Still contacting those home owners who have tree branches hanging low over the street. Work should take place in October.

SECURITY: Dale Mjelde

- Quiet month.

COMMON PROPERTIES: Jack Ottini

- All common ground areas are being maintained. All new plantings are being watered three to four times a week because of the dry weather.
- The island at the south end of 142nd Avenue is being upgraded this month: pruning of shrubs, pruning and cleaning of pine trees, weed removal and application of weed killer, and new bark.
- The area on the west side of 144th Avenue SE is being prepared for more plants. Waiting for some rain showers before the work is started.
- Creek up-date: the work on the stream bed has been completed. Work in the next month will be on the retaining wall to protect the Daly home and the planting of trees and other vegetation along the banks of the creek.

WEBSITE: Robert Steiner – absent – no report

MVCC: Brian Applebury – absent – no report

ARCHITECTURAL: Barb Farley / Dick Metz

- This month we approved three exterior paint colors, a driveway, and a repair/replacement of an entry porch cover.
- Three requests were denied due to the lack of information or a site visit was needed. Two denied requests are joining homeowners, one to remove a large tree and the other to install protective measures on the property. The tree owner is being required to provide a report from a licensed arborist and the other owner was told more information was needed.
- Discussion was held concerning both denied requests. Many concerns were made. Possible input from our attorney will be needed. The Board will be continually informed and involved with the approval or denying of the request.

PRESIDENT'S REPORT: Jan Lewis

- Main gate access – speeding through, including vendors, residents, and clubhouse staff ignoring stop sign. Discussion was held: possible remedies are paint stop on the pavement, add light fixture to shine on the sign, phone calls or letters sent. The MVCC president will be notified of the staff members speeding.
- Security reported a complaint regarding Schwan's delivery truck – called main office of the Schwan Company, they will handle.
- Our attorney will be sending letters of property maintenance to the owners of Lots #255, #216, and #298.
- Received complaint regarding vehicles and walkers and lack of "line of sight" at Lot #23.
- Workers at Lot #353 workmen were working past 10 pm, left message for owner that working this late was not allowed. Will also send an email to the homeowner.
- Called Listing Agent concerning one of her listings – lawn/weed maintenance is needed.
- Spoke with listing and sent an email to the agent for Lot #215 concerning vegetation and ivy growing up to the second floor of the rear of the home and that there is a blue tarp on the roof.
- Called property Preservation Company for yard work of Lot #184.

- Dick Metz and I went outside the community to review complaint of debris in Lot #234, will contact the owner again.
- Lot #306 has a camper on bed of pick-up truck, security is concerned about RV's and would like a statement to be made available to handed out to homeowners concerning our policy. Discussion was held; a copy of the DOR's concerning permits, RV parking, and speeding will be sent with the Welcome letter and copies giving to the guardhouse.
- Ivy is growing up the tree across from Lot #365. Lot #50 has light fixtures that are deteriorated, the mailbox in front of Lot #100 is deteriorated and needs replacement – Post Office may stop delivery.
- Barb Farley will donate a digital camera for the security staff to use.
- Budget item: the need for outbound camera at main gate.
- The signage for dog walkers should be ordered and installed. Need to refresh signage for towing company at gate.

MEETING ADJOURNED: 9:00 p.m.

Minutes prepared by Cheryl Havener