

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
GENERAL MEMBERSHIP MEETING
DECEMBER 10, 2013**

CALLED TO ORDER: 7:30 p.m. by President Mike Rucker

ATTENDANCE: Thirty-five accredited homeowners were present along with 13 proxies, provided a quorum for the meeting.

OPENING REMARKS FROM PRESIDENT: Mike Rucker

Residents were welcomed and thanked for their attendance at the Annual Meeting. The Board members were introduced and thanked. All questions and comments will be heard after the reports are given.

MINUTES OF THE DECEMBER 11, 2012 GENERAL MEETING:

It was moved, seconded, and passed to dispense with the reading of the 2012 Annual Meeting Minutes and accept the minutes as submitted and posted to the MVMA website.

COMMITTEE REPORTS:

SECURITY: Eric Zerr – absent – report given by Jack Ottini

The core staff at the Guardhouse has been pretty stable with several long time Guards, including our on-site Supervisor Kim Sharrah, continuing to serve us. You may have seen some new faces at night and on patrol as these members to our team get acclimated to our community. There hasn't been any crime trend in the community though we have had a small sample of property crimes.

Most of the issues in the neighborhood involved a young man, who has family living in the Club; he suffers from mild to severe mental illness. He has lived in the community for several years and the long term Guard Staff knows him well. He has reached out to Kim on several occasions, when in distress, and she has professionally given him advise. Over this summer the young man was seen walking around in a suit and engaging neighbors as they were in their yards and sometimes approaching them in their driveways. His odd manners and choice of conversation topics alarmed people (no threats or assaults occurred) and the Guards and Board were notified. During this time he also went down to the Club and was subsequently trespassed from their property because he was unwanted and didn't leave when asked. Kent PD has been part of all these incidents and Kim has done a great job providing them with information and making sure we all have a game plan. An email was sent out notifying the community about this gentleman, precautions that should be taken, and who to contact if an incident occurs. Within days of the email, the young man had a breakdown and Mental Health professionals and Kent PD came to his home and started the process of getting him some of the care he needs. He spent several months in a facility, has been released, but is now living in Georgia with relatives. We hope all is well with him and have tried to support his family through these difficult times.

The only other incidents of note were a group of high school students that may have been involved in some property damage and were involved in a separate fight disturbance. After I investigated this incident and reviewed our Security footage I was confident the family and high school aged boy needed contact. I wrote a letter and spoke with them about the incidents. Since these conversations there haven't been any issues inside of our community.

Upcoming Topics:

State law has been changed and it has allowed private communities to make agreements with local police agencies so that civil traffic infractions can be issued by the Police on the

community's private property. Currently, Kent PD can come into our community and enforce any criminal law statute such as: burglary, property crimes, assaults, and driving crimes (DUI, reckless driving...). They can't write tickets for equipment violations, speeding, and failing to stop for stop signs because these types of violations are civil and have a monetary penalty, but can't result in jail time like criminal enforcement can.

The Board has had preliminary discussions with the City Attorney to find out the parameters of these agreements and what issues we need to discuss with our community and Kent PD before we would entertain such an arrangement. Our priorities as a Board is to make sure our community is safe, we abide by the conditions of our Homeowner's agreement, and the essence of what makes Meridian Valley distinctive and attractive is kept intact. We will have lots of opportunities for the community to have input into this discussion as it moves forward.

Lastly, I would like to thank all of the Security Staff for their work, especially Kim. Her oversight, professionalism, and ability to reach out and engage with all stake holders involved in an incident are great gifts to us. She has assisted in assembling a competent, friendly and motivated guard staff. They all have added to what makes Meridian Valley a special community in which to live. They are the first faces many visitors, workmen, and homeowners see when coming into the community and their ambassadorship means a tremendous amount to our well being and image. It often goes without notice, but I wanted to share my gratitude with the Board and the attending community members.

ARCHITECTURE: Frank Wisdom

Please join with me in thanking the ten volunteers on the 2013 Architectural Committee who participated in the meetings this year: Sarah Davidson, Mark Hehnen, Jack Houser, John Hubbard, Janet Lewis, Sheila Mayden, Pat Mjelde, Peter Nikaitani, Joanne Ottini, and Bruce Yahr. The Committee held 12 scheduled meetings, a few site visits, monthly inspections, and handled numerous phone calls as part of their duties.

Over the last five years the Committee issued an average of 150 letters per year. By the close of 2013 the Committee anticipates we will have issued 115 letters responding to project requests and attention needed or violation letters. Additionally, a fellow committee member and I made twenty (20) plus visits personally addressing non-compliance issues.

This year approximately 74% of the letters were for project requests such as tree removal, landscaping, painting/siding or roofing. The remaining 26% of the letters addressed non-compliance issues, exterior home, yard maintenance or other issues and demanded corrective action.

Presently, there are three vacant lots with no homes under construction. If anyone is interested in serving on the Committee, please place your name on the sign-up sheet.

COMMON PROPERTIES: Jack Ottini

My goal for 2013 was to NOT have an ice storm, big snow storm, or high winds from the east. I hope that 2014 will start out OK.

Thank you to Trent Allen and Efran for the good job they did this year maintaining our common Grounds. They kept all areas weed free, bark raked, grass cut, and shrubs and bushes pruned. We also added bark at the main gate and along 144th Avenue SE.

We added a sprinkler system at the main gate – a drip system around the plants. Overgrown plants in two areas were removed and pymadalis planted to grow into a hedge along the fences.

In 2014 we will be working along 144th SE and along 133rd SE to remove overgrown plants and add new ones. We will look at adding some plants at all three gates.

FACILITIES: Jack Ottini

The storm drain inspection and repairs have been completed. The gas line project is done except for the final asphalt patch work. The phone line upgrade project at the south gate is completed. The road system has been cleaned twice.

We are looking at information and cost for an upgrade of the north and south gates (green boxes). The main gate exit is scheduled to be rebuilt in December. All gates are working well; the cold temperatures affect the speed of operation. The main gates were power washed and painted this year, the north and south gates will be done in early 2014.

The perimeter fence was fixed in four places. All street signs are OK; we had five broken posts this past year. Reflectors have been replaced when missing.

During times of snow/ice the main gate may be closed due to the hill. If this happens, the north and south gates will open. The hills will be sanded as soon as possible. If there is a power outage call Puget Sound Energy and not the Guardhouse.

A special thanks to Brian Applebury, Jim Marter, and Mike Rucker for all of their help.

MVMA WEBSITE: Robert Steiner

The redesigned MVMA website appears to function well for residents. The web based database of the member information which is currently kept on paper records at the MVMA Office is operational. Residents can now log onto their accounts and update their resident information, vehicle information, guest list, phone numbers, e-mail addresses, etc. This database will not be publically accessible and only used by security and the MVMA office. Information of how to access/update your database information was provided in the December Newsletter.

As of today, there are almost 300 e-mail accounts on the MVMA e-mail distribution. Forty-one of the e-mail addresses are multiple addresses for residences, so over 250 different residences are included on the distribution list. This is about 60% of the residences in MVCC. This is our most efficient method to provide relevant information to our residents. We try to send mass e-mails to residents only for items of information and security issues. The e-mail addresses are not shared. If you are not on the distribution list and would like to be, please contact Bob Steiner (rlsteiner@comcast.net) or Cheryl after the meeting and provide your e-mail address. If you got an e-mail notification of the meeting tonight, you know that you are on the list.

I especially would like to thank the Meridian Valley Country Club for allowing the MVMA to piggy back our website on the MVCC website at minimal/no expense. The URL is www.meridianvalleycc.com/mvma. The e-mail address of the MVMA homeowners is mvma@qwestoffice.net. If you have comments/suggestions for the website please share them with me and/or other Board members.

There are 3x5 cards in which you can write your name, lot number and e-mail address and you will be added to the distribution list.

TREASURER'S REPORT: Dick Metz

A slide presentation on the income, expense, and reserve fund performance for 2013 was given as well as the proposed 2014 budget was given and discussed. Moved, seconded, and passed to accept the proposed budget. The annual dues for 2014 will be \$775. Copies of all information are attached in file and on the MVMA website. Questions were asked about the types of insurances held – Directors & Officers Policy, Commercial Policy and an Umbrella Policy. The MVMA now has two CD's with Van Guard – they give excellent customer service and offer a wide variety of funds that are easy to manage.

PRESIDENT'S REPORT: Mike Rucker

Thanks to this year's Board of Trustees for volunteering their time and energy to the Association, to Bob Steiner for his work with the web and email, to Cheryl Havener who keeps the office running smoothly, to the members of the Architecture Committee for their dedication to maintaining the appearance of the community and to the residents of Meridian Valley for their continuing support of the Board and Architecture Committee and their willingness to consider serving on the Board or a committee.

QUESTIONS/COMMENTS FROM THE FLOOR:

- It was asked about the cost of reworking the gates hydraulics - \$10,000 has been set aside for next year.
- Concerns about letting residents know immediately via email of any threats.
- Concerns about allowing the police into our community to issue tickets for speeding violations. It was requested that residents be kept informed of any discussions with the City of Kent on this matter.
- Suggestion of using a drop-arm gate at the guardhouse to allow more efficient entry. The range on the gate remote receiver has been improved to allow earlier gate openings.
- Questions concerning the possibility of having Comcast upgrade the main cable that services homes in our community.
- A suggestion of improving the appearance of the landscaping at the entries into the community, especially the main gate.
- It was requested that plants outside the south gate be trimmed to allow for better vision when exiting.
- Tree branches overhanging the corner of the road going up to the main gate is a concern.
- Raccoons and coyotes have been spotted – giving concern for pets.
- It was noted that there is a large broken limb above the perimeter road by the 11th green which presents a hazard especially to walkers along the road.

CLOSING REMARKS:

It was announced that Dick Metz will be next year's president, Frank Wisdom – Vice President, Brain Goodell - Treasurer, Eric Zerr - Security Chair, Jack Ottini - Facilities and Common Properties Chair, and Frank Wisdom and Roger Wall - Architectural Co-chairs. Mike Rucker will be the MVCC representative.

Mike Rucker thanked everyone for attending the meeting and presented Barb Farley and Brian Applebury (outgoing MVCC representative) with a gift from the Association. Dick Metz presented Mike Rucker with a gift.

MEETING ADJOUNED: 8:45 pm

Minutes prepared by Cheryl Havener