

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
April 10, 2013

CALLED TO ORDER BY PRESIDENT Mike Rucker at 7:00 p.m.

ATTENDANCE: Mike Rucker, Jack Ottini, Frank Wisdom, Bob Steiner, and Cheryl Havener
Absent: Barb Farley, Dick Metz, Eric Zerr, and Brian Applebury

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Dick Metz – abs. report distributed

- Dues collections are \$326,145 thru March 31st which is about \$8,000 ahead of budget. We have a number of partial payments. We still have two accounts who have not paid at all this year and another three who owe more than one year's dues - although a property manager for one of these has come in to talk with us.
- Actuals to budget look good through the end of March. Income is \$9,000 ahead of budget and expenses are about \$8,000 less than budget. The major savings are from not having to sand and sweep the roads so far this year.
- Mike Rucker and Dick Metz did a final review of our tax return and assets accounts with Shannon and Associates. There is no tax due for 2012 as we are showing a loss of \$22,381. We are also able to do a capital loss carry back to get a refund of \$458 on 2011 taxes.
- We have worked with Bell-Anderson to get a new D&O Policy. We had to get a different provider when our tax status changed. The old provider gave us an extension until mid-April to get the new policy in place.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Guardian Gates quarterly report indicated that the north exit and south exit gates need work – hydraulic leaks. Work was done today. The cost will be around \$1,100.
- This week Trent repaired broken barbwire in two areas and cleaned storm drains. He will spray weeds in the gutter during the next dry spell. The street sweeper will be scheduled after the spraying.
- Report of excessive water from Lot #217. Called Water District #111 to check. No fluoride in the water and no broken pipe. It was ground water from the recent rain.

ARCHITECTURAL: Frank Wisdom

- Three improvement letters were sent out during the month of March 2013. Nine improvement letters have been sent out so far this month.
- There appears to be little change with the four problem lots. I will send an email to Lot #255 regarding tarp on roof. A letter will be sent to Lot #323 regarding yard and trash cans. Lot #298 will be addressed with Mike Rucker once a face to face meeting is scheduled but I will circulate a request for approval to address the trampoline in the backyard. Lot #216 is in the hands of MVMA President as to next actions.

COMMON PROPERTIES: Jack Ottini

- The plants for the main gate area have been ordered and will be delivered next week. Al's Sprinkler is doing some preliminary work on the water system.
- Barb and Steve Farley added more plants to the south gate island.
- Burned out light bulbs will be replaced this week in main gate islands.
- All common property areas will be sprayed for weeds during the next dry spell.

SECURITY: Eric Zerr – abs. report read

- Researched security activity concerning Lot #298. We don't have any concerns at this time - the patterns of parties and disturbances there have receded.
- Letter was sent to Lot #176 concerning their grandson. Initially there was a firestorm of phone and personal contact with this family and myself/Kim. They asked for a meeting and we had tried to get together in the last week of March. In the last two weeks I've not had any contact with the homeowner.
- The north gate was struck and Kim called me immediately. I responded there and found one of children of Lot #63 trying to get the gate back on track. He admitted that he struck the fence. We lifted the gate back onto the track and it operated. Guardian later came out and did some repairs. This bill was sent to the homeowner. Cheryl, Kim and I have either left messages and/or spoke with the family about the incident and bill.
- I would like to have either a Cloud based or remote back-up system in place for saving the daily logs so paper copies don't need to be kept, but an archiving system is in place. This is an area where I have no expertise, but sounds very simple to set up.

WEBSITE: Robert Steiner

- Posted March meeting minutes to the website.
- Posted the HOA Property Obligations to the website.
- Corrected the incorrect address on the Gate Remote request form both on the web and paper copies for security.
- Added/deleted several residents to/from the e-mail distribution list.
- Continue to get requests from residents for their passwords so that they can update their information on the MVMA web based resident database.

PRESIDENT'S REPORT: Mike Rucker

- Attempting to contact the residents of Lot #298 to resolve outstanding appearance, upkeep and nuisance issues there prior to initiating legal action with the owner.
- A letter was sent to Lot #176 regarding disturbances involving a resident there. If no further disturbances are reported, no further actions will be required.

MEETING ADJOURNED: 7:45 p.m.

Minutes prepared by Cheryl Havener