

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
February 13, 2013

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

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Dick Metz

- Dues collections are \$314,725 thru January 31st which is ahead of budget. Eighteen members have not paid and five have only partially paid. I have started to call the members who have not paid.
- Actuals to budget look good through the end of January. Income is \$32,000 ahead of budget and expenses are about \$7,000 less than budget. The major savings are from not having to sand and sweep the roads so far this year.
- Shannon and Associates are working on our tax return; they have filed for an extension. They still have some questions on the investment income. Right now we are not showing a profit so we can either not pay anything at this time or we could pay our last year's tax as this year's estimated tax.
- Shannon and Associates did mention that our tax return is more complicated by having our investment income show up in two different yearly summaries. They suggested we might want to explore the pros and cons of changing our fiscal year to the calendar year. After a short discussion it was decided that it would require too big of a change on our part to adjust our fiscal year.
- We are still working with Bell Anderson on a new D&O Policy. I'll have more information next month.
- I have started to explore moving banks to avoid the long drive to Renton for the deposits. It becomes an issue when we are getting all the dues payments and need to make frequent deposits in December and January.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Several leaning sign posts have been straightened. Nine missing reflectors have been replaced. The broken light on the main gate sign was replaced. During the winter, storm drains are checked at least twice a month.

COMMON PROPERTIES: Jack Ottini

- The main entrance is undergoing a major upgrade. Ten large trees have been removed and the stumps ground. The sprinkler system, thirty plus years old, is being rebuilt. New plants will be added before the first of May. Lights in the islands have been fixed.
- Trent Allen, our landscape maintenance person, and I toured all of our common areas. We discussed goals and projects for 2013. If the mild winter weather continues, the common areas will be in good shape for spring.

ARCHITECTURAL: Frank Wisdom

- January activity:
 - Three ‘needing attention’ visits with homeowners. The homeowners responded positively and corrected the issues.
 - One ‘needing attention’ letter sent – no response to date.
 - One approval letter sent.
- February activity:
 - Three approval letters sent.
 - One ‘Conditional Approval’ letter sent on roof replacement.
- Mike Rucker requested that the Architectural Committee monitor the status of four lots which are ‘habitual offenders’ for property maintenance. If work has not been accomplished per attorney letters on file, action should be taken. He requested the co-chairs provide feedback at next meeting.

SECURITY: Eric Zerr

- In January the ground rules for archiving the Guards daily logs were set and implemented the plan. (attorney and Mike Rucker consulted)
- Changed the oil and purchased two new tires for the security truck.
- Bought and donated a new chair for the Guards.
- The document draft for the Homeowners Guidelines was reviewed. Changes will be made and will be ready for the March newsletter.
- Working with Kim, Nick, Mike, and Jack to get an effective back-up and archiving system for the Guard computers so there aren't any paper copies of logs kept.
- Will work with Jack to get a speed-reader placed in the complex at various locations so residents can have some feedback on their vehicle's speed.

WEBSITE: Robert Steiner – abs. report read

- January meeting minutes have been posted to the website.
- Several residents have been added to/deleted from the e-mail distribution list.
- Set up Read Only Access to the MVMA resident database for all Board members.

PRESIDENT’S REPORT: Mike Rucker

- Received information that Sharon Pasko might be interested in running for the Board.

MEETING ADJOURNED: 8:30 p.m.

Minutes prepared by Cheryl Havener