

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

CALLED TO ORDER BY PRESIDENT Mike Rucker at 7:05 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Dick Metz – abs.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Kent started the storm drain inspection the first week of July. We will receive their report sometime in September. The necessary cleaning and repairs will then be scheduled.
- We will have a “high lift vehicle” to use in August to trim the trees that overhang the street. I have started to contact those who have a problem tree.
- I received a call about some damage to our fence today; it appears to be minor. Trent and I will check it out.

ARCHITECTURAL: Frank Wisdom

- The Architectural Committee met Wednesday, June 5. We reviewed and approved four requests relating to exterior improvements/revisions. The AC Chair will be sending out approximately fifteen to twenty ‘needing attention’ letters this month.

SECURITY: Eric Zerr – abs. – report read

- Lot #348 owner has moved back into his home.
- June 28 we had a car fire outside the north gate. Security personal were asked by the Kent Police Department to assist in putting out the fire and provide some traffic control. Our Officers found their fire extinguisher empty and the Kojak light broke. They did what they could to assist and then filed a report.
- I found a place in Maple Valley that recharges extinguishers and serviced ours. I also ordered a new Kojak light and hand held high intensity light - recharges by cigarette lighter or wall charger to replace the one that had broken several years ago.
- This week I took the security truck in for an oil change.
- New guards are being cross trained by Kim so they can perform duties in the guardhouse and on patrol.
- The 4th went well except for someone at Lot #185 who decided that he should dispose of spent fireworks by making a bonfire in the middle of their cu-de-sac. Security reasoned with and warmed him. The fire was put out and the next morning the street was cleaned.

MVCC: Brian Applebury

- Kim has requested to receive current information concerning activities at the club.
- MVCC has submitted an article for the next newsletter.

COMMON PROPERTIES: Jack Ottini

- All areas are looking good. We are maintaining all areas on a more frequent time frame. Flowers were planted in the cement planters at the guardhouse. More plants will be added in other areas this fall.
- A small bush that was obstructing the view of cars coming from the east on 256th was removed today.

PRESIDENT'S REPORT: Mike Rucker

- Budget vs. Actual through June 13th, a Balance sheet as of June 30th, and a 2012 vs. 2013 income and expense comparison was distributed for review, copy in file.
- I sent a letter to the City of Kent concerning the new B&O tax, copy in file.
- A homeowner asked if we maintain a list of contractors that the Board recommends. We do not keep a list and told them to ask other homeowners directly if they like a roof, the yard, etc. and get their contractor information.

MEETING ADJOURNED: 7:42 p.m.

Minutes prepared by Cheryl Havener