

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
June 12, 2013

CALLED TO ORDER BY PRESIDENT Mike Rucker at 7:10 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Dick Metz

- Dues collections are \$328,120 thru May 31st, which is about \$1000 ahead of budget. We have four residents that have had their remotes turned off. We started the lien process for one resident, another resident was foreclosed and several others are making partial payments.
- Actuals to budget look good through the end of May. Income is about \$2000 ahead of budget and expenses are about \$7000 less than budget. The major savings are from lower maintenance costs on the roads and fences so far this year.
- We are now six months through the year. We are doing well on our budget forecast. Our next big expense item is the storm drain repair this summer. That will be a big factor in determining our end of the year budget position.
- The MVMA Investment Committee met on 6/6/13 to review proposed changes to our Investment Policy Guidelines. There was a fairly wide ranging discussion on our whole investment approach. I will be working with the committee on an update to the Investment Policy Guidelines. We also had agreement on several actions to rebalance and simplify the investment portfolio.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- A catch basin in front of Lot 182 has broken down. Bet Parking Lot Company is scheduled to do the repair work by June 15th.
- Outside floodlights and a new fire extinguisher were purchased for the Guardhouse. Window tint will also be installed this month by Jim Marter.
- Eleven road reflectors were replaced the first week of June.

ARCHITECTURAL: Frank Wisdom

- During May we sent out a total of thirty-two letters, ten letters addressing approvals or conditional approvals for improvements and twenty-two addressing areas of property needing attention. So far in June, we are in the process of sending eight letters addressing requested improvements and twenty plus letters addressing areas of property needing attention.
- We anticipate having a separate meeting this month addressing the finalized new home plans for Lot 71 which will be scheduled shortly after receipt of the plans.

SECURITY: Eric Zerr – report read

- Replaced some burnt out bulbs on the Security Truck and replaced reflective street markers with Jack Ottini.
- Kim testified in a DUI trial last week. The driver was arrested by Police at the guardhouse last year.
- Training is going well for the new guards.

COMMON PROPERTIES: Jack Ottini

- Main gate upgrade is finished. Prymadalis hedge was planted and other plants installed. The new sprinkler system is working. The two signs, three gates, and curbing were power washed. The gates were painted. The area has been re-barked and the remainder of the bark (thirty yards total) was put on the common ground areas along 144th Avenue S.E.
- Weed killer was applied to all common ground areas the last of two days in May. It will be ten days to two weeks for the results to show.

WEBSITE: Robert Steiner

- Posted May meeting minutes to the website.
- 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.
- Sent an e-mail to residents to inform them of the Meridian Elementary Fun Run.
- Updated the Architectural Committee listing to the website.

PRESIDENT'S REPORT: Mike Rucker

- Spoke to MVCC about having someone from the club office becoming a Notary. The MVMA would be willing to pay half the cost.
- We have received foreclosure information on another residence.

MEETING ADJOURNED: 8:18 p.m.

Minutes prepared by Cheryl Havener