

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
March 13, 2013**

**CALLED TO ORDER BY PRESIDENT** Mike Rucker at 7:05 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 \$322,028 thru Feb 28th which is about \$15.5K ahead of budget. We have had 11 more members pay since last month and 3 who made partial payments. We still have 4 people who have not paid at all this year and another 3 who owe more than one year's dues.
- Actuals to budget look good through the end of February. Income is \$15.5K ahead of budget and expenses are about \$6K less than budget. The major savings are from not having to sand and sweep the roads so far this year.
- Shannon and Assoc. are doing a final review on our tax return. There is no tax due as we are showing a loss of \$18,535. They have also determined the basis in the investments from the prior years and will send us those schedules with the return.
- We are still working with Bell Anderson on a new D&O Policy. We have a 3 month extension on our current policy and they have just mailed us that bill. They have also found a new supplier and they are sending us that policy application.
- I have explored 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 Dec and Jan. We would lose about \$200/yr in interest. If we make 20 trips a year to the bank, the board members are incurring about that same amount in mileage expense (@ \$.50/mi) for which they are not getting reimbursed.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- One street light is out; Puget Sound Energy has been notified. Two sign posts have been fixed. Seven reflectors have been replaced.
- Trent has fixed fence barbwire in two different places.
- Waiting to hear from the City of Kent on the schedule for checking our storm drains system.

**COMMON PROPERTIES:** Jack Ottini

- Main gate landscape project is moving ahead. Met with Al's Sprinklers today. They will submit a bid for a drip system.
- Foothills Stump Grinding removed eleven stumps at four locations. Trent has since cleaned up the four areas.

**ARCHITECTURAL:** Barb Farley / Frank Wisdom

- Five letters were sent in February, working on a few for March.
- Will start the drive around campaign soon – we will try to talk to the homeowners and send letters only when necessary. If a visit is required concerning a major problem, two committee/board members should visit.
- The Welcoming Committee's purpose was discussed. Sarah Davidson is willing to chair, she will be asked to talk to Mike Rucker concerning the committee.

**SECURITY:** Eric Zerr

- Lot 353 reported having their home and cars egged. Lot 179 reported gun shots and called the police – it was a potato gun. There was also a disturbance in front of the condo's. With investigations by Kim, we believe we know who is causing these issues. The full report read to the Board is attached in file.
- The security officers have been asked to be more attentive to the two addresses that we believe the offenders live and note the plates and persons that might be in the area. Kim is proactively making a separate log, for reference, that highlights incidents involving them. The Guards and Kim have really done a nice job spending time in the area while on patrol and noted what is going on.
- Kim went on a ride-along with Kent Police Department to keep up on what is happening outside the gates.

**Items to be discussed:**

- Should the security officers have an email address that people and board members can use for communication?
- Is there a smart way for us to electronically archive the security logs using email or cloud technology?
- Mike, Eric, and Kim will meet to review the above two questions.

**Things to do this month:**

- Investigate and write letters to three persons who consistently park covered cars in their driveways.

**WEBSITE:** Robert Steiner

- February meeting minutes and March Newsletter have been posted to the website.
- Several residents have been added to/deleted from the e-mail distribution list.
- March Newsletter was sent as a pdf attachment to 40+ residents who indicated they would be happy to receive the Newsletter electronically.

**OLD BUSINESS:**

- Jason Cole, owner of the farm house outside our community on the Southwest side, is dividing the parcel into one building lot and one future development tract. This will allow him to refinance his project. If the project is finished, the easement road must be vacated. This permit is good for four years.

**PRESIDENT'S REPORT:** Mike Rucker

- Cub Scout Pack 480 will be conducting a food drive this month as part of their national food drive with donations going to the Kent food bank. They will distribute flyers on the 23<sup>rd</sup> and return to pick up food donations on the 30<sup>th</sup>. They were told to put flyers on the porch or doorstep rather than hang them on the doors and to remove any flyers they find the following week.
- Talked to Todd at Guardian about the results of their review last fall of our gate access electronics and software. In order to assume maintenance of this equipment they would have to become a licensed dealership. They could not justify the time and expense required for just our site.
- Talked to Ron at Pierce County Security. He said they had finished documenting their assessment of our security operation and will email a copy for our review.

**MEETING ADJOURNED:** 8:20 p.m.

Minutes prepared by Cheryl Havener