

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
May 8, 2013**

CALLED TO ORDER BY PRESIDENT Mike Rucker at 6:55 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Dick Metz

- Dues collections are \$327,795 thru April 30th, which is about \$5,400 ahead of budget. We have mailed letters to four members notifying them that their remotes will be turned off if they do not pay their dues by the end of the month. One lot owner received notice that the lien process will begin if not paid by the end of the month. Three homeowners are working with us so we have sent them the basic statement.
- Actuals to budget look good thru the end of April. Income is about \$6,500 ahead of budget and expenses are about \$7,500 less than budget. The major savings are from not having to sand and sweep the roads so far this year.
- We have now filed our 2012 taxes. There is no tax due and we filed to get the refund of \$460 we had prepaid for 2012 taxes. We are also able to do a capital loss carry-back to get a refund of \$458 on 2011 taxes.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Our road system was cleaned in one day by Best Parking Lot Company. They did a very good job. Bee and ant spray was purchased for the gate house. Curbs and gutters have been sprayed for weeds.
- A work party was held at the main gate to power wash the gates, both signs, the curbs, and gutters. We also painted the three gates. Thanks to Brian Applebury and Mike Rucker for their help.

COMMON PROPERTIES: Jack Ottini

- New trees were planted at the main gate. The rest of the plants will be added next week, and then we will add bark. More trees were planted at the north end of 144th on the east side. Bark will be added along 144th.
- The sprinkler system has been installed at the main gate. The other two systems have been turned on and checked.
- The owner of Lot 213 is having a problem with water run-off. Jim Shack, Brian Applebury, and I will try to determine the cause of the water.

WEBSITE: Robert Steiner – report read

- Posted April 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.

ARCHITECTURAL: Barb Farley / Frank Wisdom

- Nine requests were approved during April.
- Six requests were approved during our May 1st meeting.
- The AC received a briefing from Rick Garlock and his architect Jeff Walls regarding the plans they submitted for Lot 71 at our meeting held May 1st. The plans request a couple of deviations which we are working through but which do not affect the golf course. I have requested additional information from Mr. Garlock and plan to hold a site visit meeting with interested neighbors and members of the AC over the upcoming weekend.
- Twenty plus 'Need Attention' letters will be sent out over the next couple weeks.

SECURITY: Eric Zerr – report read

- Mike worked with Kim and now all our Security daily logs are saved in the cloud and accessible to the Board members.
- Kim and I contacted the owner of Lot 282 about safe golf cart usage by their daughter and friends (13 yr olds).
- A bolt backed out of the drive-motor housing at the north exit gate. Repaired it and the gate is working fine without any damage. Kim told me this happened about 18 months ago on the entrance gate. I checked the entrance gate and it was still tight. I will check these bolts in two weeks to see if this is an issue that needs to be addressed with Guardian and some “lock tight”.
- One guard on the swing shifts is no longer at the facility and Kim is putting a couple of people through an orientation. We should have a permanent replacement set shortly. I trust Kim and her ability to staff MV with the right people. We need someone that can deal with all of the computer data management responsibilities required at our site.
- Truck was taken to East Hill Tire and had the front tires replaced. One of the set was totally bald. We now have four fresh 50,000 mile warranty tires. I put us on a 5,000 mile rotation schedule (noted in the gas log) so that the warranty isn't voided. Rotations are free at East Hill.

PRESIDENT'S REPORT: Mike Rucker

- Meridian Elementary has requested to hold the Mini-Marathon and a bake sale for the participants on Saturday, June 1st. Discussion was held and approved.
- Moving forward with our attorney concerning Lot 298.
- The Nominating Committee will begin finding candidates.

MEETING ADJOURNED: 8:10 p.m.

Minutes prepared by Cheryl Havener