

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
October 9, 2013**

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

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Dick Metz

- Dues collections are \$330,991 through September 30th, which is almost \$4,000 ahead of budget.
- Actuals to budget look good through the end of September, the income is more than \$6,700 ahead of budget, and expenses are about \$22,000 less than budget. The major savings are from lower maintenance cost on the Roads, Gates, and Fence account by \$18,000. We are also under running the guard pay account by \$3,000 this is due to the salaries of the mix of the guards Pacific Security is using this year.
- Each Board member reviewed their budget area for the 2014 budget forecast. The first cut at 2014 budgets is to keep them the same as the 2013 budget with minor revisions that were discussed.
- Will be filing the 3rd quarter Kent B&O tax this month.
- The MVMA Audit committee will meet October 15th to review this year's performance and next year's budget.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- The storm drain system inspection by the City of Kent is complete. Best Parking Lot will clean thirty-nine drains, re-grout nine, and repair one drain. There bid is \$8,260. plus tax. The storm drain next to Lot 213 has a brick wall plugging an eighteen inch line. The City of Kent is checking out the problem.
- Guardian Security will rebuild the main exit gate hydraulic system by the end of the year. They also are preparing a bid for upgrading/or replacing the control boxes at the north and south gates.
- Al's Sprinkler flushed and turned off all three of our irrigation systems.
- Five road reflectors were replaced.
- Jim Marter repaired: locks in four green boxes at the gates. Repaired broken cabinet door in the guardhouse, and replaced two brackets that hold barbed wire on top of the fence.

SECURITY: Eric Zerr- absent no report

COMMON PROPERTIES: Jack Ottini

- Starting today, Trent will be using a “Genie Hy-lift” to prune trees in all common areas. We also hope to prune some of the homeowner’s trees that are hanging low over the roads. MVCC is letting the MVMA use the equipment after 2:30 for five days. We will negotiate an appropriate reimbursement to MVCC for our use of the equipment.
- Brush and trees along 144th Avenue South will be trimmed back to the outer edge of the curb so the tree sweeper can clean the gutter.
- More pyramidalis will be planted in the next thirty days along 144th Avenue SE.

ARCHITECTURAL: Frank Wisdom – absent no report

PRESIDENT’S REPORT: Mike Rucker

- Nothing to report.

MEETING ADJOURNED: 8:25 p.m.

Minutes prepared by Cheryl Havener