

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
September 11, 2013**

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

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

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Dick Metz

- Dues collections are \$330,791 thru July 31<sup>st</sup>, which is almost \$4,000 ahead of budget.
- Actuals to budget look good through the end of August. Income is about \$6,000 ahead of budget and expenses are about \$22,000 less than budget. The major savings are from lower maintenance cost on the roads and fence. We are under budget the guard pay by \$2,700. This is due to the mix longevity of Pacific Security guards and respective salaries. The company will be contacted concerning next year's guard pay.
- We are now nine months through the year. We are under our budget forecast. Our big expense item that is still out is the storm drain repair. That will be a big factor in determining our end of the year budget position.
- Each Board member needs to review his/her budget area for the 2014 budget forecast. My first cut at the 2014 budgets is to keep them the same as the 2013 budgets.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- A contractor working for Puget Sound Energy will be replacing the gas line in the following streets: 1) 136<sup>th</sup> Avenue SE 2) SE 251<sup>st</sup> and 3) 142<sup>nd</sup> Avenue SE. The work is scheduled to start September 15<sup>th</sup> and be completed by October 31<sup>st</sup>.
- The Fire Department has a problem with a fire hydrant – it is too close to a light pole. I met with the Fire Department, Water District #111, and called the PSE. They will resolve the issue at no cost to MVMA.
- The City of Kent has finished their inspection of our storm drain system. Have not received their report.
- The Guardhouse was hit by a truck causing minor damage to the gutter. We will fix and send the truck company/driver the bill.
- Jim Marter is designing and building brackets to hold barbwire on the fence. We have several areas to fix. The old brackets are no longer available. Jim is also rebuilding the locks on the green boxes at the north and south gates.
- The speed bumps will be painted in the spring.

**SECURITY:** Eric Zerr

- The report was email to the Board members after the meeting and is attached to the minutes in file.

**COMMON PROPERTIES:** Jack Ottini

- Weed control and plant maintenance of all common ground areas is on going.
- Areas along 144<sup>th</sup> are being prepared for more plants this fall. Tree pruning will be done this month.
- Toured all areas with Trent Allen and discussed a work schedule and possible projects for this fall and winter.

**WEBSITE:** Robert Steiner

- Posted August meeting minutes to the website.
- Added/deleted several residents to/from the e-mail distribution list.
- Sent an e-mail to residents on distribution list informing them of the gas line replacement that is to be done over the next 6-7 weeks.

**ARCHITECTURAL:** Frank Wisdom

- Six approval letters have been sent so far this month. Seven property maintenance letters will be sent out soon.
- Discussion was held concerning the home on Lot 216 not having a garage – the space was turned into an apartment.
- Architectural requests have been left in the information drop area by the MVMA office. A label will be on one of the slots for requests.

**PRESIDENT'S REPORT:** Mike Rucker

- The next newsletter will be printed by Thanksgiving. All reports should be submitted by October 22<sup>nd</sup>.
- Discussion was held concerning nominees for next year's Board.
- The back up battery has been replaced at the guardhouse. New remotes will be ordered this next week.

**MEETING ADJOURNED:** 8:15 p.m.

Minutes prepared by Cheryl Havener