

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
ANNUAL GENERAL MEMBERSHIP MEETING
DECEMBER 9, 2014**

CALLED TO ORDER: 7:30 p.m. by President Dick Metz

ATTENDANCE: Thirty-eight accredited homeowners present along with 93 proxies, provided a quorum for the meeting.

OPENING REMARKS FROM PRESIDENT: Dick Metz

Residents were welcomed and thanked for their attendance at the Annual Meeting. The Board members were introduced and thanked. All questions and comments will be heard after the reports are given.

MINUTES OF THE DECEMBER 11, 2013 GENERAL MEETING:

It was moved, seconded, and passed to dispense with the reading of the 2013 Annual Meeting Minutes and accept the minutes as submitted and posted to the MVMA website.

COMMITTEE REPORTS:

ARCHITECTURE: Roger Wall

The Architecture Committee approved 25 new roofs, 27 homes were painted, 17 trees replaced, 15 landscape changes were made, 7 decks replaced or repaired, 5 garage door replacements occurred, 4 retaining walls installed to maintain yards, 3 homes had gutters replaced, 4 driveways replaced, 3 window replacements, and 7 other random projects. There were a total of 117 projects processed and approved. I want to thank committee members: Sarah Davidson, Jack Houser, Jan Lewis, Mark Hehnen, Sheila Mayden, Pat Mjelde, Peter Nikatani, Joanne Ottini, Cole Stevens, Bruce Yahr, and John Hubbard (deceased).

COMMON PROPERTIES: Jack Ottini

All common grounds are pruned, weeds and dead material removed, and the bark is raked on a monthly basis. Trent Allen and his crew are doing a great job.

We lost a number of trees that were planted along 144th Avenue SE. The primary reason was we didn't water enough in the early summer. We tested the soil pH and found it to be OK. Lime was added when the trees were fertilized. Replacement trees will be added this spring. We are planning to re-bark most areas this spring.

FACILITIES: Jack Ottini

ROADS: Speed bumps and stop lines were painted in late summer. Glass beads were put on after the paint to get better visibility at night. All storm drains were checked during the fall, none were found damaged. Thanks to those who cleaned the curbs in front of your homes. All street signs are OK. Missing reflectors are replaced as needed. I currently have 12 to 15 reflectors that need to be replaced, but the weather has not cooperated.

Street cleaning was later than normal this year. Beautiful fall weather kept the leaves on the trees longer. Then the wind storm came along and helped. But this was followed by the snow storm and cold spell - which froze everything to the gutters. The roads were finally cleaned Monday. Wind storm debris in your yard should be picked up by each homeowner and not blown into the street.

UTILITY WORK and ASPHALT PATCHES: Currently, patch repairs meet the City of Kent requirements. We obtained a copy of Renton's code; it is a little stronger than Kent's. We are working with our attorney to draft a policy for the patching of our private roads. It may take an addition to our By-Laws.

FENCES: Every year in our newsletters we ask homeowners to check the fence in their backyard and report to me or the Guardhouse of any problems. We usually get one or two. Now with the break-ins, I received over twenty-five reports. We are fixing five holes in the chain link and are repairing the barbwire from the main gate around the north end to the east side at the north end of 144th Avenue SE. A few areas we can't fix because of

blackberry bushes and/or homeowners hedges. We are checking the fence around the south and west sides and will make repairs as soon as possible. I am working with a third company to get the repairs done and will possibly need to change to a fourth company to get the work done.

GATES: The north and south gates were power washed and painted. We added red and white reflective tape to all gates for better visibility at night. The quarterly maintenance check on all gates has reduced the number of breakdowns over the year. We added new antennas and pruned back trees around the gates to improve remote reception. Some residents would like the gates to close quicker behind them. Gates will close 10 seconds after they open. With the reverse loops in the ground we probably will not change the time. We are working on the problems with the inbound south gate. At times the residents are not holding down the remote button for three seconds so the code number can be fully transmitted, or the original remotes are over five years old and the batteries should be replaced (the guards have a print out on how to change the batteries or you can go on our website to get the instructions). We are checking all the equipment in the Black Box for any problems.

A special thank you to those who have helped me during the last six years: Brian Applebury, Jim Marter, Craig Benson, Mike Rucker, my wife Joanne, and all those who have served on the Board.

SECURITY: Eric Zerr – absent – report given by Jack Ottini

Most of January was spent trying to better understand and respond to the mail and packages thefts the neighborhood experienced throughout the holidays. Kim and her crew did a fabulous job cataloging the incidents, patrolling for suspects/evidence/crimes, and staying in touch with the Kent PD and MVCC so all the stakeholders had the most up-to-date information. She created a map that codified all aspects of the crimes and detailed descriptions of every reported incident. Kent PD came into the club on numerous occasions to support our efforts. Jack Ottini and I spent several hours combing the neighborhood in hopes of catching and/or identifying the suspects. I have spoken to Sgt. O'Reilly and he is actively trying to piece this together with a fencing operation known to deal with juveniles on Kent's East Hill.

Lot 134 owner noticed a couple of males walking in between his vacant home and his neighbors. He called Kent PD and they came out and identified two boys. During this time the Board authorized extended hours for security patrols, which continued until the winter break was over. On January 4th this same homeowner was notified by his real estate agent that there was damage to the back of his home. He found that someone tried to set his wood siding aflame and also attempted to cut the real estate lock box off of the front door. It is being investigated as arson.

In March Lot 179 called the guards and stated she heard gun shots coming from the area of a neighbor. She was advised to call the police. The police found that a potato gun was being used in the back yard – Lot 179 was informed.

In May we received a wage increase with NW Security Services, our current agreement runs through the end of this year. The contract was reviewed and there is no reason to change.

I have sent two trespass admonishment letters to chronic nuisance drivers. We have several pages of back-up information for both males that has been detailed by the guards into a readable packet. We are on very strong ground with trespassing these gentlemen from the property. Total of three trespassing letters sent out so far this year.

In August a letter was written which will be used by Security as a Board's warning letter for commercial vehicles and recreational vehicles that are parked overnight on the streets. It could also be used by the Architectural Committee for vehicles that are parked in the yard or driveways in violation of our Restrictions.

September 24th a stolen Camry was found in the cul-de-sac in front of Lot 98. Kent PD came out, dusted for prints, and hauled it away. A young man who lives near by has just returned to the neighborhood after spending some time in jail for the same types of crimes. It is unknown if he is involved with this incident – Kim will check gate video for something useful.

A home off the 11th green was burglarized September 29th. An unsecured back window was the entry point. A safe and personal papers were taken. Nothing suspicious was found on the entry cameras.

Another home in the NW corner was burglarized overnight, while the owners were asleep. The suspects gained entry through an unsecured rear window and grabbed items from the kitchen area. Flyers and emails were used to notify neighbors about the burglaries and how to safeguard their homes against this activity. Lot 205 was broken into through an unsecured window and all of the rooms were gone through. The home is for sale and nothing of value is inside. Random extra Patrols have been instituted until further notice.

In October the Board members knocked on doors and contacted dozens of homeowners with the intent of surveying their property and assisting them with lighting, motion detectors, and clearing of brush.

In November there has not been any burglary type activity since early November when a screen was removed during the night – they did not enter the home.

Unfortunately a resident died over the Thanksgiving holiday. Several neighbors called in to 911 when they heard explosions and saw flames from a car on the Club entrance road. Kent Emergency personnel responded, put out the fire, and found that it was occupied. Over the same weekend a house fire did serious damage to Lot 258 – which is unoccupied. This fire is being investigated by Kent PD/Fire. The lot is owned by a resident who lives in a separate home within our community.

Through the end of the year Security will be manning random daytime patrols to thwart possible home delivery thefts which struck our neighborhood last year during the Holidays.

MVCC: Mike Rucker

A presentation was given explaining the relationship between the country club and the homeowners association; copy in file.

MVMA WEBSITE: Robert Steiner

The website appears to function well for residents. The website allows resident to:

- contact current Board members, the office manager and Architectural Committee members.
- access the past nine years' monthly Board and Annual Membership meeting minutes as well as the current and past nine years' budgets, and the updated Long Range Plan.
- access current and past nine years' newsletters.
- access the DOR's, By-Laws and Board Policies as well Constructions, Architectural and Demolition Guidelines.
- access forms (Architectural Request, Remote Request, Guest List, Absence, etc.) from the web rather than having to pick one up at the MVMA office or Security gatehouse.
- input/correct individual resident information (password protected) which you can update resident information, vehicle information, guest list, phone numbers, e-mail addresses, etc.

As of today, there are 325 e-mail accounts on the MVMA e-mail distribution list. Seventy-five of the e-mail addresses are multiple addresses for residences, so 250 different residences are included on the distribution list. This is about 60% of the residences in MVCC. This is our most efficient method to provide relevant information to our residents. We try to send mass e-mails to residents only for items of information and security issues. The e-mail addresses are not shared. An e-mail will be sent out shortly after this meeting. If you do not receive this e-mail, we do not have the e-mail address upon which you expected to receive MVMA information. If you would like to be on the e-mail distribution list, please contact Bob Steiner (rlsteiner@comcast.net) or Cheryl (mvma@qwestoffice.net) and request to be added to the distribution list.

I especially would like to thank the Meridian Valley Country Club for allowing the MVMA to piggy back our website on the MVCC website at minimal/no expense. The MVMA url is www.meridianvalleycc.com/mvma. The e-mail address of the MVMA homeowners office is mvma@qwestoffice.net. If you have comments/suggestions for the website please share them with me and /or other Board members.

The web based database of the member information which is currently kept on paper records at the MVMA Office is operational. Residents can now log onto their accounts and update their resident information, vehicle information, guest list, phone numbers, e-mail addresses, etc. This database will not be publically accessible and only used by security and the MVMA office. This is the only part of the MVMA website which is password protected. If you wish to validate/update your personal information and do not have your password, please send an e-mail to rlsteiner@comcast.net and he will provide you with your password and an Information sheet on accessing and updating your information

TREASURER'S REPORT: Brian Goodell

A slide presentation on the income, expense, and reserve fund performance for 2014 was given as well as the proposed 2015 budget was given and discussed. Moved, seconded, and passed to accept the proposed budget. The annual dues for 2015 will be \$800. Copies of all information are attached in file and on the MVMA website.

PRESIDENT'S REPORT: Dick Metz

Our community consists of 426 residences with 24 hour security personnel. Our streets and storm drains are privately owned and maintained. The common areas are professionally landscaped and maintained. We have a volunteer Architecture Committee to maintain the standards of our neighborhood, a synergistic relationship with the Country Club, and neighbors taking a genuine interest in each other. We had 32 property transfers in 2014 with the average price just above \$400,000.

I want to thank this past year's Board of Trustees: Mike Rucker, Roger Wall, Brian Goodell, Jack Ottini, Frank Wisdom, and Eric Zerr. Thanks also to Bob Steiner for his work with the web and emails, to Cheryl Havener who keeps the office running smoothly, members of the Architecture Committee, Kim Sharrah and the guards, and to the residents of Meridian Valley who continue to support the Board and Architecture Committee and your willingness to consider serving our community.

QUESTIONS/COMMENTS FROM THE FLOOR:

- A suggestion was given that the appearance of the landscaping/signage at the main gate into the community be made more attractive and visible. Those residents that want the entrance to change are asked to submit their suggestions to the Architectural Committee so that they may review specifics.
- Discussion was held concerning the timely notification of residents of any burglaries or major issues that may be relevant to homeowners. The Board agrees that timely notification of residents is important and did increase the frequency and timeliness of notifications of incidents subsequent to the first reported burglary. The Board will continue this policy for any future incidents.
- Discussion was held concerning cars that piggy-back into our community, concerns over walkers who do not live in our neighborhood, catching drivers that speed and do not stop at our stop signs. A suggestion was made that there may be a need to develop a committee to address these issues. Currently Brian Goodell and Eric Zerr are working on these issues.
- Discussion was held concerning the maintenance of yards – grass, weeds, overgrown bushes, and trees that are hanging over the streets. The Architectural Committee will implement a plan in January 2015 to review all yards and implement a process of contact and follow-up for those in need of yard work. If you see Committee Members taking photos of yards, you may ask and verify they are Committee Members if you desire. We will be taking pictures of excellent yard care to have as reference as well as those needing work.
- Mr. Rich Burnite from Pierce County Security stressed that the residents are the best security – “WE” must watch out for each other and report to Kim at Security or the Police if something seems suspicious.

CLOSING REMARKS:

The results of the election were announced: Jack Ottini and Jan Lewis are the newly elected Board members. After a brief adjournment, it was announced that Frank Wisdom will be next year's president, Brian Goodell – Vice President and Treasurer, Eric Zerr - Security Chair, Jack Ottini - Facilities and Common Properties Chair, and Roger Wall / Jan Lewis - Architectural Co-chairs. Mike Rucker will be the MVCC representative.

Frank Wisdom thanked everyone for attending the meeting and presented Dick Metz and Jack Ottini with a gift from the Association.

MEETING ADJOUNED: 9:09 pm
Minutes prepared by Cheryl Havener