

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
April 16, 2014

CALLED TO ORDER BY PRESIDENT Dick Metz at 7:10 p.m.

ATTENDANCE: Dick Metz, Frank Wisdom, Roger Wall, Mike Rucker, and Cheryl Havener
Jack Ottini - present via Skype
Absent: Eric Zerr, Jack Ottini, and Brian Goodell

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell – written report given

- Financial performance to budget report was reviewed and discussed. Revenues are above budget and expenses (except for Security costs) are below budget. After review of the report, the above budget for Security is probably due to the Budget vs. Actual report being produced through April 15 rather than March 31st.
- Ten homeowners have not paid dues on time for 2014:
 - Four have promised to make periodic payments (Lots 26, 173, 215, 274).
 - Three have not responded to mailings or phone calls. They have been sent registered letters in anticipation of filing a lien per association rules. (Lot 4, 96, 265)
 - Three are properties being transferred to new ownership (Lots 46, 216, 1016)
 - Gate keys have been deactivated for all properties not paid in full or not making periodic payments.
- Federal income tax filing is complete. A copy of form 1020 is available: Taxable income is zero for year 2013 because of loss carryovers from past years. These carryovers have been largely depleted and will not be available next year. Without carryovers, our federal tax this year would have been in the \$2500-3500 range. Shannon and Associates recommends expensing (versus capitalizing) where possible this year. Their bill for tax services and this advice is \$2500 so far.
- The reserve fund needs to be reviewed.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini – written report given

- The Potelco Company, working for Puget Power, has completed the replacement of all street lights bulbs with new and better units.
- All missing reflectors were replaced on the roads. All signs and posts have been checked. Two 10 foot 4x4's were replaced. Fence repair on the fence on Lot 171 is scheduled to be done by the end of April.
- Projects scheduled for this spring are to plant trees in two areas and to paint speed bumps and stop lines.

COMMON PROPERTIES: Jack Ottini – written report given

- Trees were planted in two areas along 144th Avenue. A total of 80 were planted.
- Flowers will be put into the planters at the main gate and some grass plants added around the signs.

MVCC: Mike Rucker

- The quarterly report from Guardian Security, found the detection loops tested below recommended rating. Will review with Jack Ottini when he returns.
- At the Guardhouse, one of the computer monitors stopped working and the traffic monitor was blurry. Two new monitors have been installed. Cars can now be seen clearly.

SECURITY: Eric Zerr – written report given

- April 8th - A resident ran into the mailboxes in front of Lot 353. The vehicle had extensive damage and the brick boxes were pushed over into the Roes' driveway. Jack Ottini already spoke with some of the homeowners and got clearance from the Architectural Committee to permit a rebuild of the boxes.
- March 30th - Al Barto came to the Guardhouse and spoke with Kim about getting a bid for Security services through his company, Northwest Security Services. With the Boards permission I'd like to speak with Al, talk about our site, and get a bid. I want to make sure we are getting a fair price for the services PCS is providing. Al also told Kim that he would be very open to Key personal swapping over to his company if we decided to go in that direction. I don't have any issues with PCS, but I do know that Kim has continued to get stonewalled on personnel and equipment issues and that I've stepped in and then things get taken care of. I don't have a magic wand, but it seems they don't hold Kim in as high regard as we do.
- Guardian Security has upgraded their radio system, giving our guards better reception.

ARCHITECTURAL: Frank Wisdom / Roger Wall

- At the April 2nd meeting approval was given for two homes to be painted, a storm door installation, and one roof replacement. One rejection of an aluminum patio cover.
- Since this meeting a tree removal and roof replacement has been approved.
- Yard maintenance letters will be going out soon.
- Full discussion was held concerning the issue between Lots 58 and 59.

PRESIDENT'S REPORT: Dick Metz

- The front window of Lot 336 was broken, possibly from a BB gun or sling shot. Lot 309 had this problem a few years back.

MEETING ADJOURNED: 8:15 p.m.

Minutes prepared by Cheryl Havener