

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
August 13, 2014**

CALLED TO ORDER BY PRESIDENT Dick Metz at 7:00 p.m.

ATTENDANCE: Dick Metz, Jack Ottini, Brian Goodell, Roger Wall, Mike Rucker, Bob Steiner, and Cheryl Havener
Absent: Frank Wisdom and Eric Zerr

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- Current revenues and expenses are favorable compared to the 2014 budget. We have had to replace some computer and digital recording equipment for the gate cameras which was not budgeted. We will be able to postpone other expenses or capital to cover these expenditures. Financial reports are available for review at the MVMA office.
- Six homeowners of a total of 426 properties have not made full dues payments for 2014, including two homes currently in foreclosure. This is a significant improvement over recent years and the MVMA Board is grateful for your support.
- The Investments Committee has approved the policy guidelines for 2014 and made recommendations for the rebalancing and management of our portfolio. Details available.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- The north gates have been fixed. A relay on each gate had a contact point partially burned out. This caused the gate to stop and start randomly.
- Trent and his crew are spraying the curbs to kill weeds.

COMMON PROPERTIES: Jack Ottini

- The sprinkler system at the main gate had a very high water bill last month. The automated system was not working. Someone had left open two valves and the water was running all the time. We are working with Water District #111 to seek an adjustment in the bill.
- Three small trees were removed along the 144th Avenue prior to planting more Leland Cypress.
- Twenty-five pinyon trees that died along 144th Avenue during the hot weather have been removed.

MVCC: Mike Rucker

- The video recorder system in the guardhouse stopped working. Nick Sutton has been working on our system. Discussion was held; three new modems will be purchased.
- An Operating Agreement has now been written. Bob Steiner mentioned that the MVMA uses the club's website; this will be added to the document. This is a comprehensive document for both the club and homeowners.

SECURITY: Eric Zerr – abs. written report read

- Everything has been on auto pilot with no issues to report.

WEBSITE: Robert Steiner

- Posted July Board meeting minutes to the website.
- Posted August Newsletter to the website
- Added/deleted/updated several residents to/from the e-mail distribution list.

ARCHITECTURAL: Roger Wall

- Five homes were painted, three tree removals, two landscape changes, one driveway replacement, one deck railing improvement, and one gutter replacement. There was an inquiry on window air conditioners and concerns whether the view was blocked leaving the south gate.
- Our lawyer has approved what we have done concerning Lot's #58 and #59; letters will be sent out soon.
- Lot #228 will be sent a letter after the City of Kent approves the changes.

PRESIDENT'S REPORT: Dick Metz

- All Board members should be actively finding homeowners to run for the Board next year.
- **NEW BUSINESS:**
- A review of the MVCC possible addition of homes along the 4th and 5th holes was discussed. This next week the soil will be tested and surveyor stakes will be placed on the holes.
- Discussion was held concerning giving Lot #326 owner a gift certificate to the Club for the use of their water for common ground areas. Certificate should not exceed \$200.
- It was suggested that letters be sent out to homeowners who have done a great job in maintaining their property.
- The widening of 132nd Avenue to five lanes is around item #19 and #20 in the Six Year Plan for the City of Kent.
- There is a parked chipper and trailer in one of the lots that should be removed.
- Vegetation at the south gate is not an issue – some of the dirt has been removed for a better view. There are also signs near the gate stating there is a lot for sale.
- Security will be giving their monthly patrol write up to the Security and Architecture Chairs for possible action.

MEETING ADJOURNED: 9:05 p.m.

Minutes prepared by Cheryl Havener