

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
February 12, 2014**

CALLED TO ORDER BY PRESIDENT Dick Metz at 7:15 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- Financial performance to budget and investment account information are available for review and discussion.
- Approximately 19 homeowners have not paid annual fees for 2014. Second notices with a deadline of February 15, 2014 have been sent. Discussion was held concerning the next steps for those homeowners who have not paid at this time.
- The Kent B&O first quarter tax filing is complete.
- Federal income tax extension has been granted (an annual routine due to our fiscal year). Shannon has all the necessary data and forms for 2013 tax year.
- Insurance payments have been made for two of the three MVMA policies. Rate increase of \$200 was explained as, "just the market for these policies". The D&O policy will be due in April.
- Will schedule Investment Committee meeting to discuss performance and re-balancing of investment accounts in April/May.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Three new stop signs, eleven reflectors on the roads, and light bulbs have been replaced.
- Ivy outside the south gate has been cut back for better visibility.
- Frozen pipes in the guardhouse were caused by not running the water at night. Everything is OK now. Trent and I are checking storm drains every week to prevent plugging.
- A vehicle hit and damaged the resident gate at the main gate. We are waiting for the repair estimate before repairs are made. The vehicle owner will pay for the damages.
- A review of the "Snow and Ice Policy" was given; the North and South gates will be posted open if the hill from 132nd is closed.

ARCHITECTURAL: Frank Wisdom / Roger Wall

- One approval for two trees to be removed.
- A certified letters will be sent requesting Lot 100 owner to remove a boat from his driveway and for Lot 58 owner to fix a drain in his driveway.
- Will try to have better communication between Security Supervisor (Kim), Security Chair (Eric Zerr), and myself concerning any yard/street issues.

SECURITY: Eric Zerr

- Bought a new chair for the guards (oversized and rated up to 500 lbs)
- Gifted a new phone for the guards (landline with all the features they requested)
- Took the Patrol truck in to have the oil changed and tires rotated (5000 mile intervals)
- Gathered all the information on the Holiday gift/mail thefts and had it archived (maps/logs/write-ups on incidents by Kim. All has been provided to Police)
- Our entrance gate (resident side at the main gate) was struck by a Golf member. We are gathering an estimate for the repairs. Photos were taken. We will be providing this to the golf member so that he can contact his insurance company. We are not at fault, in any way, for this damage.
- I forwarded to Richard and Kim (Security) an email from a Scout father where local Boy Scout Troop #480 is asking that they be able to conduct a canned food drive in the neighborhood in March. One day they will place the fliers and a week later they will pick up the cans. This Troop has done this drive several times in the past and I think it would be fine. They are the same group that does the Christmas tree disposal. Discussion was held; motion made, seconded, and passed to allow the Boy Scouts to conduct a food drive. We will also ask the scouts to line the truck bed with a tarp next year before picking up the Christmas trees – this will reduce amount of needles dropping on the streets.

COMMON PROPERTIES: Jack Ottini

- The cold weather and wind storms have made extra work for Trent to keep the common grounds in great shape. He is removing shrubs and brush from two areas along 144th Avenue S. The schedule is to plant new trees by the end of March.

WEBSITE: Robert Steiner – report read

- Posted January Board meeting minutes to the website.
- Updates the MVMA-MVCC Real Estate Contract to the website.
- Updated the list of Architectural Committee/contact information on the MVMA website.
- Added/deleted/updated several residents to/from the e-mail distribution list.
- Mike Rucker sent out an e-mail to residents informing them of the Club recognition of Seattle Seahawk and MVCC resident, Robert Turbin.

PRESIDENT'S REPORT: Dick Metz

- Met with Club President, Bob Wagner, concerning joint endeavors.
- Bev Strain and Bob Wagner asked about the MVMA's interest in adopting a section of road near our community for clean up. Discussion was held, thought to be a good idea and that MVCC should take the lead with the homeowners helping.
- One way to get a notice to a homeowner is to have Kim hand deliver when they enter the main gate – this would then be entered into the Security daily log.
- Have contacted most members on the Kent City Council concerning the B&O tax. Mike Rucker has also sent a letter concerning the unfairness of the tax.
- Discussed the overnight street parking policy.

MEETING ADJOURNED: 8:09 p.m.

Minutes prepared by Cheryl Havener