

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
January 8, 2014**

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

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- About 25% of the projected revenue has been received by the end of December 2013.
- The Kent B&O quarterly tax filing is complete and available for review.
- Account information has been submitted to Shannon and Associates for preparation of our fiscal 2013 Federal Tax.
- Vendors providing services to MVMA will receive their 1099Misc forms next week.
- A new policy has been prepared for the Board to review: (Draft: Notice will be given to all vendors supplying services to MVMA that a Federal Form W-9 (listing business ID or SS#s) must be on file in our office before payment for services is made.)
- Next month the filing of the Federal Tax return will be completed.
- Will schedule Investment Committee meeting to discuss performance and re-balancing of investment accounts.
- Will continue to monitor dues collection.
- The Board insurance policy premiums have increased – will call Bell Anderson and see why.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- The main gate exit has been rebuilt and is working well. Main entrance resident entry gate has been re-worked so it opens sooner. The antenna has been repositioned so your remote will work from a longer distance.
- The photocell switch that works spotlights went dead. The switch will be replaced. Two light bulbs were replaced in the islands.
- On our tour of the complex, we found three top posts damaged on the fence line. Jim Marter will rebuild them.
- One of the main entrance entry gates on 132nd quit working this morning, Guardian fixed it in the afternoon, and will replace two switches by Friday evening.

MVCC: Mike Rucker

- The north gate common property was decorated with holiday lights by the homeowners of Lot #2 and #202. Moved, seconded, and passed to give the two homeowners a gift. Mike Rucker will handle.
- The gift certificates received by the outgoing Board members, should be changed to two certificates if they are to be used in the MVCC restaurant. At this time they are not able to keep track of money not spent.

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

- The security truck chewed through one of its front calipers and pistons causing \$800+ in repairs. Chris Benson was kind enough to lend us our old Security truck for patrols while it was out of commission.
- Most of this month 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, roaming 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 numerous 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. Homeowner of Lot #134 noticed a couple of males walking in between his vacant home and his neighbor. He called Kent PD and they came out; found and identified the boys. The homeowner and I went to the home of the grandfather to speak to him. During this time, the Board authorized the extended hours for Security Patrols, which continued until the winter break was over. If this activity continues past the break, the need for extra patrols will be addressed.
- On January 4th the owner of Lot #134 was notified by his real estate agent that there was damage to the back of his home. He responded and found that someone tried to set his wood siding aflame and also attempted to cut the real estate lock box off the front door. I met with the homeowner along with the Kent PD and a Kent Fire Investigator. It is being investigated as arson.
- I will draw up a letter that will be given to all the delivery drivers that come into the neighborhood (starting at Thanksgiving) asking that they increase their diligence in contacting the receivers, secure the packages, and keep an eye out for pedestrians that may be following their vehicles.
- I will also write in the November newsletter some helpful hints to secure package delivery and remind residents of the 2013 crimes.
- A chair for the Security Officers was purchased that will seat heavier employees and have a seat back that is lower than the swing for the double-Dutch doors.

COMMON PROPERTIES: Jack Ottini

- Took Brian Goodell and Roger Wall on a tour of the MVMA facilities and property.
- A tour with Trent Allen covered all the common grounds and reviewed areas that need work, areas to upgrade with new plantings, and areas that need repair of fence line (mostly barbwire).
- Two homeowners trimmed tree limbs that were hanging low.
- A question from the Annual Meeting about the view of traffic to the east at the south exit gate is being addressed. Trent will trim back the ivy to the telephone post and spray the ivy in the ditch.

WEBSITE: Robert Steiner

- Posted December Board and Annual meeting minutes to the website.
- Updated the list of Trustees/contact information on the MVMA website.
- Added/deleted/updated several residents to/from the e-mail distribution list.
- Updated new resident (owners and renters) information on the MVMA web resident database.
- Sent out several e-mails to inform residents of the thefts of mail and packages delivered by UPS during the holidays.

ARCHITECTURAL: Frank Wisdom

- The Architectural Committee provided three approvals last month (December 2013). So far this January, we have approved one request to install a hot tub onto the backyard patio of Lot #113. One re-landscape request is pending.
- I intend to write a letter regarding drainage revisions to the owner of Lot #58. The committee meeting for January 2014 will be held in the MVCC Boardroom at 7 pm next Wednesday, January 15th.

MEETING ADJOURNED: 8:35 p.m.

Minutes prepared by Cheryl Havener