

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
July 9, 2014

CALLED TO ORDER BY PRESIDENT Dick Metz at 7:00 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

- Current revenues and expenses are favorable compared to the 2014 budget. Financial reports in detail are available for review at the MVMA office.
- Six homeowners have not made full dues payments for 2014, including two homes currently in foreclosure. Remedies are being pursued, including late fees, loss of remote gate controls, and the application of liens per approved MVMA policies. Details are available.
- The Investments Committee has approved the policy guidelines for 2014 and made recommendations for the rebalancing and management of our portfolio. Details are available.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Speed bumps and stop lines have been painted. Glass beads were added to the speed bumps for more reflection at night. The two bumps at the main gate will be painted next Monday.
- Missing reflectors (6) were replaced. The main gate hit by a SUV was finally repaired. The repair bill for \$9,667.75 has been sent to the driver's insurance company.
- The north inbound gate stopped working Tuesday afternoon. I was unable to fix it. Guardian was called this morning and will send a repairman out.
- The two temporary patches in front of Lot 373 will be fixed tomorrow.

SECURITY: Eric Zerr

- Three trespass admonishment letters have been sent out. All have been based on alcohol/drug use on premise and/or dangerous driving.
- Contacted Lot 2003 homeowner concerning the tree overhanging the roadway at the rear of his property. I believe it is obstructing the view of vehicles on the corner where it is planted.
- Air conditioning unit at the guardhouse has been replaced.
- Have tried to contact the teenager who damaged the south entrance gate (\$300 in damage) because he wanted to work off the cost of the damage, so we wouldn't follow through with his prosecution, but he hasn't returned my calls. Trent has agreed to allow him to work for his company.
- Nick Sutton is repairing the DVR system we use to record/retrieve the guardhouse videos.

COMMON PROPERTIES: Jack Ottini

- Maintenance is ongoing in all areas. Weed control is keeping the crew busy. During our hot weather, the common property trees are being watered.

ARCHITECTURAL: Frank Wisdom / Roger Wall

- In June three paint requests, two roof replacements, and three landscape projects have been approved.
- In July two paint requests and two tree/plantings requests were approved. A remodel and retaining wall request is being worked on.
- A meeting was held June 29th with both homeowners of Lot 58 and 59 in attendance. There was a site visit on July 2nd by the Committee to review Lot 58's drainage request. The Committee will send a letter soon.
- Discussion was held concerning the work hours for contractors; 7:30 am to 6:00 pm Monday thru Friday. Saturday hours need to be coordinated.

PRESIDENT'S REPORT: Dick Metz

- Discussion was held concerning the use of BB guns or pellet guns. We will find out the policy that the City of Kent enforces and follow the same guidelines.
- Dog issues were discussed; the next newsletter will address the issue of dog droppings and the use of leashes.
- Additional gate remotes for non residents were discussed; each request will be reviewed and if approved the remote use will be reviewed yearly. Any misuse would result in deactivation.
- There may be a need for new computers at the guardhouse.

NEW BUISNESS:

- Meridian Valley has requested that an email be sent to the homeowners concerning the upcoming Fun Day at the club. Motion made, seconded, and passed to send the email.
- If a problem occurs on the golf course, security is requested to go on to the course and then call 911 if needed.

MEETING ADJOURNED: 8:25 p.m.

Minutes prepared by Cheryl Havener