

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
June 11, 2014

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

ATTENDANCE: Dick Metz, Jack Ottini, Brian Goodell, Roger Wall, Mike Rucker, Bob Steiner, and Cheryl Havener
Absent: Frank Wisdom and Eric Zerr
Guests: Scott Waight, Richard Peyser, and Gerald Lee

Mr. Waight Lot #317 spoke about the windows that have been broken by a bb gun.

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- Current revenues and expenses remain favorable compared to 2014 budget. Financial reports are available for review at the MVMA office.
- Seven homeowners have not made full dues payments for 2014. Two are making periodic payments per agreement. Three homes are currently in transition to new owners or the bank. Liens have been filed on two of these homes which appear to be foreclosures. Remedies are being pursued with the remaining homeowners not paying dues, including late fees, loss of remote gate controls and the application of liens per approved MVMA policies. Details available.
- The Investment Committee has recommended the Association rebalance its asset accounts in accordance with the investment policies.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- The south inbound gate was hit and damaged by a young man who was going the wrong way. The camera gave us a complete record. The incident file was given to the police who issued a hit and run ticket to him. The gate was repaired for \$300. We will recover our costs.
- Seven reflectors, on the road system, were replaced.
- The north gates were painted.
- The air conditioner in the guardhouse no longer works. We are looking for a new one.
- The inbound resident gate at 132nd will be repaired by the end of June.
- The cut fence along Lot #171 is now fixed.

MVCC: Mike Rucker

- Looking into ways to entice homeowner non-members into becoming members. Checking into the current dues the club pays the homeowner's association.
- If the potential condo project continues to move forward, a 2/3 vote of approval would be needed from the homeowners.
- When the current Board room becomes the men's card room (by the end of this month) the MVMA Board meetings will be held upstairs in the old men's card room.

SECURITY: Eric Zerr

- We received and are combing through the Security proposal by NW Security Services. Our current agreement runs through the end of this year and there is no reason to change. The benefits and pay package for the guards is higher with NWSS, but I think we do a pretty nice job of using the holiday bonus to show our appreciation. I consider this proposal as leverage with our current provider at this point.
- I've written two trespass admonishment letters to chronic nuisance drivers and we have several pages of back-up information for both males that has been detailed by the Guards and collated by Kim into a nice readable packet. I feel that we are on very strong ground with the trespassing admonishment for these gentlemen. This will have added benefits as time goes on. Copies are attached in file.
- Lot #181 has sold therefore the boyfriend has gathered all his belongings from the home and will no longer need to come into the neighborhood.
- Son of Lot #348 has also come into the neighborhood a couple of times in the last month. He has identified himself at the Guardhouse, but has not stopped to speak with Kim or call her on the phone. The Protection Order Kim filed against him has expired, since it couldn't be served while he was in Georgia, but she can re-file if need be.
- The truck is back from Bowen Scarff and there haven't been any problems since.
- The window air conditioner unit has failed. Discussion held, will need the size of the current unit and look into purchasing a new one.

COMMON PROPERTIES: Jack Ottini

- Flowers were planted in the six planters at the main gate.
- Sprinkler systems are turned on at the main and north gates.
- Replaced light bulbs in the landscape lighting.
- Replaced ten photina trees that were dying.

WEBSITE: Robert Steiner

- Posted May Board meeting minutes to the website.
- Sent out e-mail to distribution list informing residents of the Meridian Elementary Fun Run held on June 7th.
- Added/deleted/updated several residents to/from the e-mail distribution list. Currently there are 320 e-mail addresses on the distribution list. Sixty five of these represent multiple e-mail accounts for the same residence, so 255 of the MVCC residences are included in the e-mail distribution.

ARCHITECTURAL: Frank Wisdom / Roger Wall

- There were fourteen requests in May with six so far this month.
- We received a letter from Lot #111 owner concerning a dog depositing waste in their yard. We will look at the signage we now have and respond to the owner.
- Homeowner was concerned about a water leak inside their home – informed them that we only needed to be informed if there was a change to the outside.
- Several homes are in need of weeding and shrubbery trimming. We will also look at the properties from the golf course side for overgrowth and weeding. Will talk about this issue in the next newsletter.

PRESIDENT'S REPORT: Dick Metz

- Richard Pasko sent a letter concerning how the homeowners should help more with the Country Club.
- There may be homes built on the horse farm – the road access road may change and they would also need permission to attach to our storm drain system.

NEW BUSINESS:

- An older gentleman that walks often has now been seen walking in the middle of the street. There is some concerned about his safety. Mike Rucker and Jack Ottini will talk to Eric Zerr to determine if there is something that can be done.
- Jack Ottini gave an update on the Hole #4 & #5 project. When something is more concrete from the Country Club, we will inform residents via the newsletter.
- Lot #177 has requested permission for a food truck to be parked on the street for a party during Member/Guest. Orange cones will be put around the truck area.

Dick Peyser and Gerald Lee sat in on the Board meeting. Discussion was held concerning the drain issue between the Lot owners of Lot #58 and #59 (Mr. Peyser). Mr. Peyser is concerned that a catch basin was removed when Mr. Perrin (Lot #58) replaced a plugged drainage line. The change was made without an approved Architecture Request. The Architectural Committee is now reviewing the Architecture Request for the drainage system changes that Mr. Perrin made.

MEETING ADJOURNED: 8:45 p.m.

Minutes prepared by Cheryl Havener