

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

CALLED TO ORDER BY PRESIDENT Dick Metz at 7:12 p.m.

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

Mr. Pasko spoke to the Board about possible things that could be done to help support the Country Club and why this would be beneficial to homeowners. Any change is the DOR's would need a 2/3 vote. Discussion was held. Dick Metz and other representatives from the homeowner's Board will speak to Mike Rucker, the MVCC Board representative, about any ideas that might be addressed.

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- Financial performance to budget report was distributed, reviewed, and discussed; copy attached in file.
- Federal income tax filing is still with Shannon and Associates – should be done Monday.
- A payment for security services was not received by Pierce County Security – check was cancelled and a new one sent.
- Insurance premiums for 2014 have been paid: Commercial package and umbrella insurance and D/O insurance.
- Eleven homeowners have not paid dues on time for 2014:
 - Three have made verbal promises of payment in March.
 - Two have received permission to make periodic payments.
 - Three have not responded to mailings or phone calls.
 - Three are properties being transferred to new ownership.
 - Gate keys will be deactivated and liens prepared beginning in April.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Chain-link fence needs repair in two places. Will meet with fence company next week.
- The repair of the damaged gate at the main entrance will be done sometime in April.
- The north and south gates will be power washed and painted in the next four to five weeks. Work will be done by Brain Applebury, Trent Allen, and me. I will buy the paint for the stop lines and speed bumps after April 1st. We also need 10 – 12 new traffic cones.

COMMON PROPERTIES: Jack Ottini

- All areas are in good shape. Some plants were rearranged at the north and south gates. More trees will be planted in two areas along 144th Avenue SE this month.
- Next week a dead pine tree will be removed from the island at the south end of 142nd Avenue SE.

SECURITY: Eric Zerr

- Bought new space heater for the guardhouse.
- Due to new personnel there have been a few complaints from residents concerning the speed with which they are able to get through the gates at night. This is very natural because new employees don't know the residents by sight and ask more questions of those coming in. Kim has really been awesome in reviewing the incidents and providing training. She has also been instrumental in providing me with information that I was able to take back to Pierce County Security so that we could bring in new guards to replace those who were having troubles meeting our site standards.
- The grandson of the homeowner of Lot #176 and his friends continue to pop up as problems in the neighborhood. Kim has put together pictures, vehicle plates, and reports pertaining to all of them. Three vehicles of interest are WA #AJP7545 (older red BMW coupe), WA #789WYI (grey pathfinder) and WA #AKB4891 (white VW GTI) have all been carrying WM teens that are friends of the grandson. They've been speeding, flipping off residents who are walking, and in one case veered towards pedestrians. The red BMW was also using a clicker to get in through the south gate and Kim tracked it back to owner of Lot #138. It was confirmed stolen during December of last year, but was unreported. Kim called Kent Police Department and provided them with pictures and vehicle information. While this conversation was going on, 911 called the Officer to a vehicle that was outside the South gate with several males inside smoking marijuana----older red BMW. Officers responded there and found it was the same vehicle Kim was expounding on. All the occupants were identified, including the grandson, the clicker was retrieved, and the driver of the BMW was given a lifetime ban from the Club; we have a copy of the report from Kent PD.
- Please keep an eye out for these vehicles so that we can build a case to trespass them all from our grounds and subject the driver to arrest for trespass.
- The grandson has also been seen running through yards in attempt to get away from residents that spotted him in other yards. He got into the above mentioned grey pathfinder and fled the complex through north gate. Guards checked in with the effected residents to make sure they and their property was fine and all things were as they should be.
- Kent PD will be investigating for possession of stolen property (gate remote) and possible links to our holiday thefts.

- The Guards: Kim, Ron, and Bobby have done a phenomenal job being attentive to our safety, documenting their findings in the daily logs, and communicating with each other to piece things together for Kent Police Department.
- It has also really been awesome that residents feel comfortable calling our guards to give them information of things they see in the neighborhood. A good portion of the evidence security has used to forward cases on to Kent PD has been through these observations.

WEBSITE: Robert Steiner

- Posted February Board meeting minutes 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.

ARCHITECTURAL: Frank Wisdom / Roger Wall

- Lot 118 – Landscape Plan for redoing entire yard. Trees for removal already approved. This request was for Court Area and placement of a retaining wall five feet off curb, two feet at highest point, and grass behind court area.
- Lot 131 – Re-landscape, add patio extension, and add a retaining wall. Phone discussion with owner confirmed retaining wall material would be Celtik, grayish looking, similar pattern to patio which is grayish blue. Committee desires Golf Course Superintendent Craig Benson review property line and layout. Owner said they had some corners marked with blue spray on grass and he would add a couple of stakes so we could see points.

PRESIDENT’S REPORT: Dick Metz

- A new company has inquired about taking over the security for our community. We are not interested at this time, but asked for a bid for file for a possible need in the future.
- The MVCC is planning on sponsoring a street outside of our gates. We will coordinate with the club in helping with the project.
- Next month’s meeting will be on April 16th.

NEW BUISNESS:

- A fax line for the homeowner’s office would cost around \$50 - \$60 a month. Discussion was held and decided not to acquire the line.
- Bob Sargent will add another shelf in the office for more storage.
- Security has been finding doors unlocked in the fitness building – will inform Greg Manley of this issue.

MEETING ADJOURNED: 9:00 p.m.

Minutes prepared by Cheryl Havener