

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
May 14, 2014**

CALLED TO ORDER BY PRESIDENT Dick Metz at 7:05 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- Federal taxes, B&O taxes and insurance premiums have been paid for the year. We are now in compliance and are requiring our vendors to submit a W-9 in order to receive payment for services.
- Current revenues and expenses are favorable compared to the 2014 budget. Financial reports are available for review at the MVMA office.
- Nine homeowners have not made full dues payments for 2014, including three homes currently in transition to new owners or the bank. Remedies are being pursued, including late fees, loss of remote gate controls and the application of liens per approval MVMA policies. Details available.
- Investment committee will meet this month to assess our reserve funds and make allocation recommendations.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Street light fixture fell off the wooden post at Clubhouse entrance. MVCC will fix.
- The north exit gate stopped working – relay was loose, gate is now working.
- Guardian Security reported that some of our reversing loops at our gates may not work because of low voltage. As of now all have been checked and are working properly.
- Speed bumps and stop lines will be painted during June, weather permitting. Some glass beads will be added for better reflection of the bumps at night.
- The north and south gates will be power washed and painted during May.
- Contacted Pacific Fire & Safety to locate the schematic plan for click to enter. This is the system the Fire and Police Departments use for access to MVCC. We had a minor problem last month but the Fire Department was able to use a back-up system.
- We had two problems with home owners replacing their cement driveways. The contractor doing the work has damaged the Comcast cable. The new cement was poured before the cable was repaired. Holes were cut in the street to bring the cable from the other side and the holes were patched. We must monitor the better so that it doesn't happen again.

SECURITY: Eric Zerr

- There has been quite a lot of Guard turn-over in the last month. Most of this has been self-induced because the persons provided to the site haven't been up to the standards set by Kim or me. PCS has been responsive to my requests.

- The Security truck had its oil changed. At that time one of the tires appeared to be bald on the outer shoulder. When these tires were changed I had them aligned and we've been on a religious 5,000 tire rotation to keep within the guidelines set out by the manufacturer for their warranty. I'm taking the truck back to East Hill on Tuesday to get the tire replaced and we will work out a reduced cost replacement at that time with the shop owner.
- One of the items East Hill Tire stated needed replacing was the passenger side CV boot. It is leaking, but costs \$490 to repair. Generally I go ahead on maintenance items, but I wanted the Board to be aware of this cost before I have the work done. Scarff Ford, where we bought the truck, has offered to take a look at it. Mark Scarff has taken a personal interest in it. Mike Rucker has volunteered take the truck in.
- I spoke with the owner of Lot 317 concerning the air-soft/bb gun range they have in their backyard used by their son. Another resident claimed that a stray bb broke a window of his, though there isn't any concrete evidence to tie them together (report filed with KPD). Dick Metz's window was broken in the same fashion several months ago. I checked into the City ordinance and found these types of guns can be shot inside the city limits if an appropriate back-stop is used. The lot owner's backstop is robust and I find it very hard to believe stray bbs or airsoft pellets from their yard is the cause. Dick Metz plotted on a map a semi-circle around the homeowners home showing the homes the bb-gun has hit; he will give it to Eric.
- Lot #181 is now vacant and the son of the owner has court mandated control. The resident is suffering from dementia and has been moved into a facility. The long-time boyfriend has been removed from the residence, though he is still trying to get all his property from the home before the Liquidators arrive. Jack and Joanne have resolved this issue.
- NW Security Services has filed their bid to take over the Security Services. I've forwarded the parameters to Kim, Jack and Richard for them to look at. Very professional group. I told NW that we would get back to them in a couple of weeks with our thoughts. It looks like it would run \$224,000 a year for staffing. I don't know what our current contract runs us or how much the Guards make under its guidelines. If a change is made, the radios now used by the guards must also be in the contract – currently we paid \$44 a month. We would also see a recommendation from the company that shows a community security similar to ours. Would also want a commitment concerning raising of the rates. A copy of the bid will be emailed to the Board for review.

WEBSITE: Robert Steiner

- Last month's Minutes have been posted on the website.

MVCC: Mike Rucker

- Eleanor in the main office is a notary.
- Two new computer monitors were purchased for the guardhouse. This was a needed improvement – the guards are very pleased.
- Discussion was held concerning the doors not being locked for the fitness room building. Mike will check with Kim to see if the guards find the door unlocked – they could lock it since it doesn't need a key to lock.

COMMON PROPERTIES: Jack Ottini

- Al's Sprinkler service will do the required annual backflow valve check and turn on the sprinkler systems.
- Flowers will be planted in the cement planters at the main entrance. About 50 more trees will be planted along 144th Avenue SE.

ARCHITECTURAL: Frank Wisdom / Roger Wall

- There were five approvals in April.
- Three yard projects, two driveway improvements, and one home painting was approved at the May meeting. We have already received more requests that will be looked at this week.
- Discussion was held concerning dog walkers and their need to pick up dog droppings. It is a problem by the condos. The guards give droppings bags those walkers from outside our gates.
- Discussion was held concerning Lots #58 and #59. A plan of action was determined to put an end to the disagreement.

PRESIDENT'S REPORT: Dick Metz

- Discussed liens and will check with other clubs that have bank owned properties and their procedures.
- If we are not going to replace the green boxes the funds could be put in the reserve fund. If to be done next year it needs to be in the 2015 budget.

NEW BUISNESS:

- Discussion was held concerning how the possible changes on MVCC holes 4 and 5 would affect the MVMA.

MEETING ADJOURNED: 8:45 p.m.

Minutes prepared by Cheryl Havener