

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

CALLED TO ORDER BY PRESIDENT Dick Metz at 7:00 p.m.

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

Guests: Gerald and Theodora Nevels, Jan Lewis, Pat Mjelde, Joanne Ottini, and Jim Stott

Mr. and Mrs. Nevels explained their business that is within their home. They have very few customers that need to enter into Meridian Valley. It was agreed that all customers should enter the main gate and that the Nevels would notify the gate when they are to arrive.

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- Current revenues and expenses are overall favorable compared to the 2014 budget. However, we are expecting greater than budgeted expenditures for November for upgrades to the camera system, fence repair, and security guards. Financial reports are available for review at the MVMA office.
- The home currently in foreclosure has not made full dues payment for 2014. Remedies are being pursued.
- Audit Committee has met to review financial performance, cash balances, and reserve accounts. The contribution to reserves of 8% of dues revenue can be made for 2014. Report is available for review.
- A draft of the budget for FY2014-2015 is available including rationale and projected revenues/expenses. There will likely be increased expenses for security (Pierce County Security contract – 3.5%) fence, and gate systems for 2015. These proposed improvements and a dues increase of \$25/year (3.2%) will be presented for approval at the annual meeting in December.

COMMITTEE REPORTS:

ARCHITECTURAL: Roger Wall

- Since 10/04/2014 until 11//11/2014 fifteen approvals have been given: one garage door replaced and painted, two sidewalks and steps replacement, three windows replacements, one tree removal, two landscape and bush removal, one condo siding and painting -- Gray Unit end only, one pond less water feature, one deck replacement, one deck cover added, one retaining wall, and one re-roof.
- So far we have had over 90 projects this year.
- The Committee is reviewing the proposed process of action for the committee to follow. Mark Hehnen has resigned from the Committee.

SECURITY: Eric Zerr

- A young lady that walked home from the Junior High bus, from the north entrance, stated that over the last 3 weeks a black truck has been parked near her home and may have been watching her and moving down the block to keep her in sight. An email blast was sent out to residents and several tips were given to Security. (10/21/13) I contacted a supervisor for Arbor landscaping, parked in a black pickup, and he has been in the neighborhood overseeing crews trimming trees, over the last month.
- 10/21/14 two more attempted burglaries were called in by residents. Both involved rear windows. Kent PD responded to both in an attempt to recover prints. Lots #201 and #196. I had already put out information to residents about burglaries happening in the north part of the complex and precautions they should take, but I sent out a 2nd email because of the pattern.
- We've adjusted the Patrol shifts.
- 10/29 two residents got into a heated verbal and physical confrontation at the main gate. I responded along with Kent PD. Incident report written and forwarded to the Detectives for follow-up.
- 10/30 while on daytime patrol Kim believed burglars were inside of Lot #201's home and PD was called. Don't believe anyone entered the home.
- 11/4 Lot #205 owners contacted Kim to state they believe someone is coming through a hole in the fence and into their home every night. Ottini was given info on the hole and the guards will be checking on the home every night.
- 11/4 I sent out a burglary/security email to all on the email list notifying residents of what is happening in the neighborhood, our efforts to meet these challenges, and helpful information to residents to better secure their homes/property.
- 11/11 Lot #205 owner responded back to the email stating that she has lots of details that she would like to fill me in on concerning the ongoing burglaries at her home.
- Contacted 2 firms concerning the LPR camera system for the neighborhood. One has gotten back to me and hope to have them out in the next 2 weeks.
- 11/11 Lot #214 residents were awoken to noises last night and found that a screen to a back window had been removed, but entry wasn't made. One of them works odd hours, home at 4am, and they think that arrival may have scared the burglar away.

MVCC: Mike Rucker

- The Meridian Valley Country Club Board is having its yearly retreat this Friday. I have put together a presentation showing the working relationship between the homeowners and the club.

COMMON PROPERTIES: Jack Ottini

- The soil test along 144th came back OK. We have added lime and planted additional trees along 144th. All other areas have been weeded, sprayed, barked, and raked. Trees and bushes will be pruned if needed.

FACILITIES: Jack Ottini

- The first windstorm of the season! No major problems yet, but the leaves and branches are everywhere. The worst area is 144th Avenue SE. Trent and his crew will clean up the roads as soon as possible. The power is also out in the south half of Meridian Valley.
- Fence repair status: All four holes in the chain link fence have been patched and some of the barbwire has been put back in place. Everything will be fixed by the end of the month. After Eric's email was sent out, I was notified of three more areas to fix with barbwire.
- Remotes: My article in the newsletter reminds residents how to use their remote and to get instructions off the MVMA website or an instruction handout from the Guardhouse on how to replace batteries. Remotes are over five years old and the life-span is running out.
- I toured the area today at noon and all signs and posts are ok, four reflectors are missing, and no storm drains are plugged. Most of the leaves are down, so I will schedule the street sweeper soon.

PRESIDENT'S REPORT: Dick Metz

- It would be helpful for the written document that is being presented by Mike Rucker to the MVCC Board be also given to all MVMA Board members.
- Dates were discussed for the Annual Board dinner.
- Due to the annual homeowners meeting being on December 9th, the Board will meet on December 3rd. Thus the Architectural Committee will move to December 10th. This change will be in December only.

NEW BUSINESS:

- Pat Mjelde informed the Board that the north entrance gate chatters. Pat discussed items of concerns with Lot 212 – tree stumps, cinder blocks, etc. The Architectural Committee is working on these items.

MEETING ADJOURNED: 9:00 p.m.

Minutes prepared by Cheryl Havener