

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
October 15, 2014**

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

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

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Brian Goodell

- Current revenues and expenses are overall favorable compared to the 2014 budget. We are over budget for expenses on roads, gate cameras, guardhouse, and vehicle maintenance but are under budget in other areas sufficient to cover the extra expenditures. Financial reports are available for review at the MVMA office.
- Two homeowners of a total of 425 properties have not made full dues payments for 2014, including one home currently in foreclosure. Remedies are being pursued in each case; details are available.
- Audit Committee has met to review financial performance, cash balances, and reserve account. Report is available for review.
- A draft of the budget for FY2014-2015 is available including rationale and projected revenues/expenses. We will need to make gate and security capital investments and have included those in the new draft budget.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- Fence repair work will begin shortly. Five holes in the chain link – barbwire brackets to be replaced or repaired. 1,100 feet of barbwire to be replaced. We have a bid of \$5,500.
- Guardian replaced the track and two wheels on the north inbound gate. The gate does not rattle when operating. They installed new antennas and located them higher up on the pole. Trent trimmed trees and shrubs back at both gates to get better reception for remotes.
- Jim Marter will be re-adjusting both walk-through gates to eliminate banging when gates are used.
- I received positive comments about the reflective tape put on all three gate entrances.
- Two stop signs have been replaced. Light bulbs replaced in the main gate, landscaping done and times set for winter hours. Four road reflectors were replaced. Storm drains will be checked on a weekly basis to prevent from being blocked by leaves. Specials thanks to Brian Applebury for being my right arm while I recovered from surgery.

**MVCC:** Mike Rucker

- We have a new DVR and new computer for the guardhouse. Nick Sutton was working to put in new modems for the gates – to date he has not followed up with this work.

**SECURITY:** Eric Zerr

- On September 24<sup>th</sup> a stolen Camry was found in the cul-de-sac in front of Lot 98. Kent PD came out, dusted for prints, and hauled it away. Kim will be looking through our gate video to see if something useful was captured.
- The Board and Kim have been working through a comparison of NWCC and PCS security firm proposals to see if it is worthwhile to change firms. We are currently with PCS.
- A strong odor of marijuana has been noticed by guards over the last few weeks in the northwest corner of the complex. They haven't been able to narrow it down, but the information has been passed along to Kent PD for follow-up.
- A home off of the 11<sup>th</sup> Green was burglarized during the night of September 29<sup>th</sup>. It seemed the burglars pulled a vehicle off of the roadway, onto the cart path, and to the back of the home. An unsecured back window was the entry point. A safe and personal papers were taken. The guards have been checking film footage from the entry cameras, but nothing suspicious was seen and all the vehicles coming into the main gate were logged and appropriately admitted.
- Another home in the NW corner of the complex was burglarized overnight, while the owners were asleep. The suspects gained entry through an unsecured rear window and grabbed items from the kitchen area before exiting the house through the rear sliding door.
- Flyers and emails were used to notify neighbors about the burglaries and how to safeguard their homes against this activity.
- A homeowner in the complex appears to be running a private business at his residence where customers are coming into the complex to check out the merchandise. This activity is prohibited by the Declarations and Restrictions. We will confirm the activity and warn the resident before proceeding to legal action.
- Lot 205 was broken into on Saturday evening. The home was entered through an unsecured window and all of the rooms in the house were gone through. The home is for sale and nothing of great value is inside. No damage was done.

**COMMON PROPERTIES:** Jack Ottini

- All areas are weed-free and the bark raked. Some pruning has been done. Weeds have been sprayed along the curbs. The dying pine tree in the lower circle has been removed. Stumps have been removed and ground prepared for planting along 144<sup>th</sup> Avenue SE.
- Al's Sprinkler Company will blow out and winterize our three sprinkler systems.
- Soil samples will be taken along 144<sup>th</sup> Avenue SE to check the pH before we plant any new shrubs or trees.
- Have asked Trent Allen if there will be an increase in wages for next year – he will get back to me.

**ARCHITECTURAL:** Frank Wisdom / Roger Wall

- Had requests for at least twenty-five projects this last month; including painting, siding, new roofs, windows, landscaping, decks, garage doors, and tree removals.
- Had a complaint concerning the height of a neighbor's trees.
- Lot 59 owners complained about water flowing in his yard from the neighbor; thought it might be a broken sprinkler head or leaking pipe.

**WEBSITE:** Robert Steiner

- Posted September Board meeting minutes to the website.
- Sent out two e-mails to the MVMA distribution list regarding the recent home burglaries. Received a number of responses 1) wanting more specific information and/or 2) criticizing that the first e-mail was not sent out earlier.
- Added/deleted/updated a number of residents to/from the e-mail distribution list. This was especially true after the e-mails regarding the residence burglaries.

**UNFINISHED BUSINESS:**

- Discussion was held concerning trash cans that can be seen from the street. We will address the issue in the next newsletter; then review the next step.

**NEW BUSINESS:**

- A gift certificate was given to a lot owner for the use of his water for irrigation.
- There will be extra security truck patrol for Friday, October 31<sup>st</sup> because of Halloween – 5:00 pm until Midnight.
- Due to the break-ins, the security truck patrol has been extended four hours. Discussion was held; we will have four more hours a night on four random days possibly thru the holidays. If there are no more problems we'll scale back.
- A reminder of the packages stolen last year will be in the next newsletter. All articles for the next newsletter should be turned in by November 10<sup>th</sup>.

**MEETING ADJOURNED:** 8:45 p.m.

Minutes prepared by Cheryl Havener