

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**September 10, 2014**

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

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

**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.
- Four 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 available.
- Tasks for September include: 1) Project financial performance for the year ending November 30, 2014. 2) Draft a budget for FY 2014-1015. 3) Convene an Audit Committee (October) to review current financial performance and recommend a budget for the coming year.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- Guardian on site for Quarterly inspection of all gates. Antennas for remotes at the north and south gates were changed to give better reception. North inbound gate has lots of vibration. It looks like the rail needs to be replaced. I also asked Ray to get information about new Gray Boxes for the north gates for next year's budget.
- Brian Applebury and I added red and white reflective tape on the north and south gates. More tape will be purchased for the main gate.
- Three stop signs were purchased. Trent will replace one and two will be extras. The hole in the fence was closed with barbwire.

**MVCC:** Mike Rucker

- Sent note to Nick Sutton concerning wanting to move forward with the video recorder improvement. Have not heard back from him.

**COMMON PROPERTIES:** Jack Ottini

- Seven dead or diseased trees on 132<sup>nd</sup> were removed. Cole Stevens did the work for \$700. Trent will clean up the area. Trent will also remove the pine tree in the circle at the bottom of 142<sup>nd</sup>.
- Forty-two homes have garbage cans in plain sight and four from the golf course side.

**SECURITY:** Eric Zerr – report sent via email

- I spoke with owner of Lot 95 concerning the “Pit Bull type dog” that came off of his property and attacked walkers and their dogs, as they were passing by the front of his home. I also spoke with the walkers, who are residents, and they had already contacted Animal Control so an investigation can take place. Owner of Lot 95 was given a copy of the appropriate Restrictions Section that covers nuisance animals.
- Over the Labor Day weekend a resident showed up at the Guardhouse and spoke with Kim concerning her adult son abusing her. Kent PD responded to the home and the son was arrested on unrelated charges. We will be making extra patrols around the resident’s home to make sure that she is fine and the son doesn’t come back and cause any problems.
- Over the holiday weekend I received a call from Security stating that persons from Lot 155 were out on the golf course and personnel from the Country Club wanted us to reach out and speak with the homeowners. I spoke with the resident and he assured me he would gather any persons off of the course. I later spoke with Greg Manley and received a letter the Club sent detailing what happened on the course and what their remedy is for the resident.
- I wrote a letter that will be used by Security as the Board’s warning letter for Commercial Vehicles and Recreational Vehicles that are parked overnight on the streets. It could also be used by the Architectural Committee for vehicles that are parked in yards or driveways in violation of our Restrictions. I forwarded this to Kim and Dick Metz.

**ARCHITECTURAL:** Dick Metz

- A review was given of the approvals for the previous month. A few requests required more information before approval/denial can be given.

**PRESIDENT’S REPORT:** Dick Metz

- The south gate which was damaged in a hit and run incident has now been resolved. The repair cost has been reimbursed and a Compromise of Misdemeanor document was signed and returned to the lawyer representing the client in the misdemeanor.
- Lot 315 owner asked permission for a trailer to be parked from September 17 – 23 due to a family wedding. He has contacted all neighbors and has their approval. Motion made, seconded, and approved to allow the trailer parking for the wedding.
- We received a copy of a letter sent to homeowner of Lot 155 from MVCC concerning unauthorized family members on the golf course.
- Kim is now producing a security report that reflects areas in which the Declaration of Restrictions and Policies are not followed. Both the Security Chair and Architectural Chairs will receive this report to help them deal with issues of non-conformity.

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**UNFINISHED BUSINESS:**

- The Board reviewed the status of Lot 58’s request for drainage replacement. The Architectural Committee and Board reviewed a draft of our lawyer’s recommendations. A motion was made, seconded, and approved to follow our lawyer’s recommendations. A letter will be sent to the owner of Lot 58 and a copy sent to the owner of Lot 59.

**NEW BUSINESS:**

- Brian Goodell has reviewed the structure of the Architectural Committee's procedures. He has spoken to several of the members and Security. After discussion, the Board is in agreement that the Architectural Committee processes be documented to serve as a handout for new committee members.
- Discussion was held concerning four trailers that have been parked in driveways for an extended period of time. Brian volunteered to call each resident to help resolve the issue. If not resolved in a designated time frame, a letter will be sent.
- The PSE project has caused the need for road patching. We will check the city standard for the number of holes per mile to urge PSE to pay for the repair.
- Jack Ottini and Jan Lewis will run for the Board. More homeowners should be contacted to run for the Board.

**MEETING ADJOURNED:** 8:50 p.m.

Minutes prepared by Cheryl Havener