

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
ANNUAL GENERAL MEMBERSHIP MEETING
DECEMBER 8, 2015**

CALLED TO ORDER: 7:35 pm by President Frank Wisdom

ATTENDANCE: Fifty-six accredited homeowners presented a quorum for the meeting.

OPENING REMARKS FROM PRESIDNET: Frank Wisdom

Residents were welcomed and thanked for their attendance at the Annual Meeting. The Board members were introduced and thanked.

MINUTES OF THE DECEMBER 9, 2014 GENERAL MEETING:

It was moved, seconded, and passed to dispense with the reading of the 2014 Annual Meeting Minutes and accept the minutes as submitted and posted to the MVMA website.

COMMITTEE REPORTS:

SECURITY: Eric Zerr

I want to give a special thank you to the security guards and the security working group. The only incident of note last year was that a transient climbed over the fence and started a fire in one of the empty homes.

This year we have higher spikes on the gates, have repaired fences, and have routers at the side gates to communicate better images to the guards. We must also be diligent in watching for holiday packages being delivered – so they are not stolen.

Kim Sharrah, our guard site supervisor, commented on the need for all of us to have outside lights on at night so that the guards are better able to check if the garage doors are open. We all need to stop at all stop signs including the one at the Guardhouse. She also asked for the most up to date and correct contact info and family name list for the gate house data base.

FACILITIES: Jack Ottini

We have fixed five holes in the fence, repaired barbwire, and put eight foot high spikes on the gates. Since these upgrades, we have not seen anyone going over the gates.

A thank you to Brian Applebury for helping fix the sign posts, Jim Marter for fixing many items in the guardhouse, such as adding insulation, door repair, wiring update, and moving a mirror. The guardhouse also received a new refrigerator.

We have received bids to fix the cracks in the roads; this work will be done next year in February or March. Next year we will also replace the windows in the guardhouse. In January the City of Kent will inspect our storm drain. Our street lights are checked weekly at night by the security patrol guard. We then call PSE and the lights are replaced quickly. If the light is not fixed it is due to wiring, this takes PSE longer to fix. PSE says they are working on several lights right now.

COMMON PROPERTIES: Jack Ottini

Trent Allen and his crew have done a good job in maintaining our common properties. He also checks our storm drains regularly to keep them clear of debris. Water has been coming into the club from 132nd; the City of Kent will be fixing this issue. There is also an erosion problem on the north end by the creek; the City of Kent has been called concerning this issue.

The plantings that will be done in the spring will coordinate with the color scheme of the country club.

ARCHITECTURE: Jan Lewis

On behalf of our community and the Architectural Committee, my sincere thanks to Roger Wall, co-chair of the Architectural Committee who, with courtesy and professionalism, worked tirelessly as the committee responded to all types of homeowner requests, documenting the activities, and updating files. Working closely with property owners, committee co-chairs and members considered over 140 projects this year, which represented the normal activities property owners would be considering & executing within the community.

TOTAL 142

Roofs – 16	Decks replaced – 15
Houses painted – 20	Windows replaced – 13
Siding replaced – 6	Doors replaced – 4
Yards Landscaped – 14	Deck Cover – 2
Trees removed – 16	New Home – 1
Driveways replaced – 7	Condo Projects – 2
Landscape retaining walls – 5	Misc. – 16
Garage Doors replaced – 5	

While infrequent within our community, the committee responded to three house fires one in November 2014 and two during 2015. Fortunately there was no loss of life.

Committee members for 2015 included: Barbara Atwood, Greg Bartoletti, Darlene McCallum, Pat Mjelde, Peter Natakani, Joanne Ottini, Jack Houser, Mark Henhen, and Bruce Yahr with Roger Wall and Jan Lewis as co-chairs. We thank property owners for their partnership in maintaining and improving our community and pride of ownership.

MVMA WEBSITE: Robert Steiner

Ways to communicate with MVCC residents

- Newsletters/mailings (dated), 2-3 annually
- Word of Mouth (not always accurate)
- Security Gatehouse (posted, verbal)
- MVMA Website (passive, you must go to the website to get information)
- MVMA E-mail distribution (active, push information to residents) (as needed)

MVMA Website

meridianvalleycc.com/mvma

- Website - archive for Board Minutes, past Newsletters, contact information for Board, Architecture Committee, and List of important documents: Policies, DORS, By-lays, Policies, forms, etc., resident information.
- Resident Database

E-mail Distribution list

mvma@qwest.net

- Currently 330 (+90 duplicate residences) on list, or approximately 80% of residences.
- Difficult to keep totally accurate because of changing in addresses, new arrivals, departures, etc. If you got the announcement of tonight's Annual Meeting, you are on the list and our e-mail address for you is accurate.

TREASURER’S REPORT: Brian Goodell

A slide presentation on the income, expense, and reserve fund performance for 2015 was given. The proposed 2016 budget was presented and discussed. Moved, seconded, and passed to accept the proposed budget. The annual dues for 2016 will be \$825. Copies of all information are attached in file and the 2016 budget is on the MVMA website.

PRESIDENT’S REPORT: Frank Wisdom

We have had a good year thanks to the strong Board, office management, and security guards.

QUESTIONS/COMMENTS FROM THE FLOOR:

Kim Sharrah received several compliments on the work being done by the guards, her in particular. Even through the visitor list is updated on line, we also need to inform the guards, since the system is not as yet perfect.

It was suggested that the old card reader posts be removed, since they are unattractive and have no functional purpose. Discussion was held, they do add protection for children standing at the gates waiting for the bus. Maybe if they are not totally removed, they could be made more attractive.

There is a pothole on 256th just outside of our gate. We will report it to the City of Kent or if it would be our issue – we will fix it.

It was asked how many homeowners are in our community – 426.

The use of leaf blowers before 7:30 was discussed. Contractors are to start work after 7:30 am and end by 6:00 pm. Use of blowers before or after this time is possibly the individual homeowner.

CLOSING REMARKS:

Brian Goodell will be our new President. He introduced the new Board members, Sam Shirley who will chair Security, Jim Stott will work on the new guardhouse A/V systems, and Richard Sleep will be the new Treasurer.

Out-going Board members, Frank Wisdom, Eric Zerr, Roger Wall, and Mike Rucker were thanked.

MEETING ADJOURNED: at 8:45 pm

Minutes prepared by Cheryl Havener