

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
April 8, 2015

CALLED TO ORDER BY PRESIDENT Frank Wisdom at 7:10 p.m.

ATTENDANCE: Frank Wisdom, Brian Goodell, Jack Ottini, Jan Lewis, Roger Wall,
Mike Rucker, and Cheryl Havener
Abs. Eric Zerr

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Brian Goodell

- Financial performance is favorable to budget for the first third of FY2014-2015. Reports are available for review and discussion.
 - We anticipate gate, IT, and fence modifications – some unbudgeted – will be made late spring and summer months.
- Ten homeowners have not paid dues on time for 2014-2015. (This compares with nine at the same time last fiscal year) This represents about \$6,000 in revenue to the association. All have been contacted by phone or in person:
 - Two made verbal promises of full payment in May/June.
 - Three have received permission to make periodic payments.
 - Two properties are being transferred to new ownership or in foreclosure.
 - Three have not responded to two mailings and one phone call.
 - Fees and interest will be attached to bills if still delinquent in April.
 - Gate remotes will be deactivated and liens prepared beginning in May.
- Federal income tax records and forms are with Shannon and Associates. Initial conversations include:
 - We have filed for an extension and submitted a payment of estimated taxes to the IRS.
 - IRS form 1120H (for homeowner's associations) is likely to be our better option. This form taxes only realized gains from reserved fund (@30%) and not operating income.
 - IRS form 1120 (standard business filing) taxes operating income (@15%). Our income for FY2013-2014 was high due to projects budgeted but not completed during the year.
- Insurance premiums for 2014-2015 have been paid.
 - Commercial package and Umbrella insurance premiums did not increase.
 - D/O insurance increased by \$200 (10%).
 - Truck insurance increased by \$300 (20%).
- Contribution to reserves of \$28,000 has been left in the savings account @1% interest pending Investment Committee review in May.
 - Fixed assets available at Vanguard have been at or below 1% short term.
 - Approximately \$30,000 will mature in our "ladder" later this year.

COMMITTEE REPORTS:

SECURITY: Eric Zerr - absent – report read

- Met with Guardian Security site supervisor, Jack Ottini, and Mike Rucker to discuss site concerns and avenues to remedy them. Excellent discussion that lead to actions on the fences by Jack and contacting Sonitrol Security by me.
- Met with Nick from Sonitrol to discuss alarm/monitoring systems for our vehicle gates (north and south) and the strip of fencing along 144th. We will be meeting next week to go over his proposal for our site.
- The security truck blew out a front tire, that lead to both of the front tires being replaced and the front end being aligned. The new tires are truck tires with thicker sidewalls and harder rubber. Our last tires lasted less that 20,000 miles and were replaced once under warranty. We've tried different tire types, being religious on our alignment, and replace the front suspension, but this hasn't kept us from burning through front tires.
- Two trespass letters were written last month and served by the Guards on the affected parties.
- The Security working group met for a second time. We divided up some duties that were current priorities. Jack Ottini and I are working on the fences, Mike Rucker is talking with our attorney on having an easement to survey the exterior fence behind private residences, Dick Peyser is taking on how we can better communicate with the Club concerning group events and guest players, and Greg Bartoletti is gathering information on swing arm gates for the main entrance.
- Sample resident stickers are coming in the mail so we can settle on a type, color, and placement location.
- Kim Sharrah suggested we put on a Security Fair at the Club in the same fashion as the one the Board put together a couple of years ago. It was a venue for residents to speak with Board members, Kim, representatives from Kent PD and Fire, Security firms, and some landscaping firms. I have secured June 2nd at 6:30 – 8:30 pm at the Club for this event. It will cost \$200 for the room. Pat Mjelde, Kim, and I will put together the booth participants. Discussion was held; Motion made, Seconded, and Passed to hold the Security Fair.

MVCC: Mike Rucker

- Have contacted our attorney about an easement as mentioned in Security report; I am waiting for an answer.

COMMON PROPERTIES: Jack Ottini

- Five trees were removed along 144th Avenue SE. The trees were growing into the chain link fence and through the barbwire.
- Thirty-five yards of bark will be delivered on Monday, April 23rd, and distributed on areas at the three gates and other common properties.
- This month, plants will be purchased and planted at the guardhouse entrance.

FACILITIES: Jack Ottini

- A meeting was held on March 24th with Todd from Guardian Security. Mike R., Eric Z., and I discussed the following issues:
 - Raising the fence on both sides of the north and south gates to stop people from climbing over.
 - Covers for the green boxes so they will not be used like a ladder to help climb over the fence.
 - Installing key pads on the walk thru gates.
 - Information on drop arm gates.
 - Wireless security cameras.
 - Detectors on chain link fences.
 - Fence upgrades and repair along the east and south sides.
- A follow-up meeting with Guardian Security and the fence company will be held in April. They will give us bids on work to be done.

ARCHITECTURAL: Roger Wall / Jan Lewis

- Items requested and approved:
 - One driveway and one driveway extension
 - One solar panel
 - Two siding replacements
 - Two paint requests
 - Two roof requests
 - Plant removal
 - Bin enclosure
 - Window replacements
- One new home approved with conditions.
- One letter sent for yard maintenance; forward movement has been made; additional work is still needed.
- More yard maintenance letters will be going out soon.

PRESIDENT'S REPORT: Frank Wisdom

- A letter has been sent to our attorney concerning the three policies that were Board approved last month, have not heard back yet.

NEW BUSINESS:

- We need to start recruiting homeowners to run for next year's Board.

MEETING ADJOURNED: 8:20 p.m.

Minutes prepared by Cheryl Havener