

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**August 12, 2015**

**CALLED TO ORDER BY PRESIDENT** Frank Wisdom at 7:00 p.m.

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

**Guests:** Craig and Lynne Elzinga

Mr. & Mrs. Elzinga expressed their concerns with the building of the home on Lot 122. This was previously stated in their letter sent to the Board, copy attached in file. Discussion followed.

**PREVIOUS MEETING MINUTES:** Approved as written

**ARCHITECTURAL:** Roger Wall / Jan Lewis

- Discussion was held concerning the approval of the home on Lot 122. Frank Wisdom will send a letter to Mr. and Mrs. Elzinga.

**TREASURER'S REPORT:** Brian Goodell

- Financial performance is favorable through June 2015. Revenues are on budget. Expenses are on or below budget to date. Reports are available for review and discussion.
- Revenue from dues and other sources is at budget.
  - Expense highlights:
    - Bark/ground cover costs are over budget in anticipation of the MVCC 50<sup>th</sup> Anniversary.
    - Guard pay cost are under budget but will be over budget by year end.
  - Cash position: We have adequate cash for projects under discussion but not new ones.
- Treasurer "Worry Beads" include:
  - Truck maintenance expenses are running high. Replacement should be considered.
  - Many projects have been discussed including:
    - Increasing the height of the barriers at two of our gates.
    - Real time video monitoring system for those same gates.
    - What other projects should we plan for late this year or early next year?

**COMMITTEE REPORTS:**

**MVCC:** Mike Rucker

- Comcast has installed a modem at the main gate and it is working great. Next they will install modems at the north and south gates.
- To work on the internet – we need an address. The gatehouse now has a number on it.
- Greg Manley has asked for a 24 hour remote. M/S/P to grant the access.

**FACILITIES:** Jack Ottini

- Installed reflectors along one side of the road down to the Clubhouse. It will give better visibility at night.
- Installed light bulbs in the landscape islands and at the gatehouse. One in ground light fixture is broken and we are looking for a replacement.
- Replaced a broken stop sign post and missing reflectors on the road system.
- Tacoma Iron on site today to take measurement on the north and south gates for improvement. Some of the chain link is being replaced with iron fencing that will match the gates. The new fencing will be 8' tall. M/S/P to accept the bid from Tacoma Iron Works for \$21,450 plus wsst.

**SECURITY:** Eric Zerr

- Software updated and remotes are now being programmed and all requests have been fulfilled.
- Tires on the truck are wearing well since going to the 6-ply sidewalls.
- When the Comcast update is completed we will be replacing monitoring equipment in the Guard shack and making our gate cameras alert the guards when someone jumps the gates.
- I've reinforced my directions for the guards when they are confronted with inspectors that would like us to stop non-compliant contractors from coming into the neighborhood. We will not stop them from coming in. The enforcement relationship is between the resident, contractor, and inspector and unless it is on the exterior of the home the Board/Security won't get involved.
- Mr. Peyser is working with Greg Bartoletti and Greg Manley to see if we can make our system of notifying the Guards of any Club guests easier and more robust.
- Exit lane camera system for the main gate, resident stickers, and fogged windows at the guardhouse are items for discussion at the next meeting.

**COMMON PROPERTIES:** Jack Ottini

- We continue to perform maintenance of all areas such as pruning, weeding, raking bark, and watering. Also cutting and spraying the sticker bushes along fence.

**PRESIDENT'S REPORT:** Frank Wisdom

- We now have two homeowners that may be willing to run for the Board. We need to keep making contacts.

**NEW BUSINESS:**

- Discussion was held concerning the N2 Publishing. The Board is concerned about security and privacy issues. A letter is being drafted by the MVCC and MVMA Boards demanding N2 Publishing to cease and desist with their activity involving our community. The letter will be given to the MVCC attorney for review prior to being sent to N2 Publishing agent, Leslie Fleming.

**MEETING ADJOURNED:** 9:02 p.m.

Minutes prepared by Cheryl Havener

