

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**January 14, 2015**

**CALLED TO ORDER BY PRESIDENT** Frank Wisdom at 7:07 p.m.

**ATTENDANCE:** Frank Wisdom, Jack Ottini, Eric Zerr, Jan Lewis, Mike Rucker, Bob Steiner, and Cheryl Havener    Roger Wall attended via speaker phone    Absent: Brian Goodell  
Guest: Kim Sharrah

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Brian Goodell – written report handed out

- The current revenues and expenses are overall favorable compared to the 2015 budget. However, we are expecting greater than budgeted expenditures for the fence repair project partially completed in December and for upgrades to the camera system, computer/printer and gate repairs. Financial reports are available for review at the MVMA office.
- One home, currently in foreclosure, has paid off a lien for 2014 as well as prepaid the dues for 2015.
- We have opened a new savings account with 1.0% interest for high balances. Detailed description of the account is available at the MVMA office. (Old account was 0.15%). New signature cards are being circulated to add the new officers.
- The contribution to reserves for 2014 - \$28,000 – will be made in January as the savings account reaches the required minimum balances.
- The new budget has been loaded into QuickBooks. A new printer has been installed in the office. Only one resident, so far, has paid \$775 instead of \$800 dues. Umbrella and Liability insurance premiums for 2015 are the same as 2014. Directors' Policy premium bill arrives in April.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- The south gate problem has been resolved. The receiver in the black box has been replaced. Only problems now are the remotes. Residents don't use their remotes correctly or batteries are getting low. Nick Sutton is doing a review of all equipment at the north and south gates and will issue a report.
- The spotlights on the Guardhouse were not working properly. Jim Marter replaced the photo cell.
- Kim did a car count at all three gates for four days. This was done by counting remote usage. Total 5,110 – a four day average of 1,277. I have asked Guardian to see if we can hook up counters.

**COMMON PROPERTIES:** Jack Ottini

- Maintenance on all common properties is ongoing.

**WEBSITE:** Robert Steiner

- Posted December Board meeting minutes to the website.
- Updated the list of Board members and Architectural Committee members on the website.
- Posted Annual meeting minutes, LRP, and approved 2015 budget to the website.
- Added/deleted/updated a number of residents to/from the e-mail distribution list.

**SECURITY:** Eric Zerr

- Kim Sharrah had emailed all Board members a copy of the MVCC Clubhouse/Pro Shop open door log from October 3, 2013 through April 14, 2014, copy in file. Discussion was held concerning the procedure in securing the doors at the Clubhouse, Pro Shop, and fitness center. The Club staff should lock all doors with security as a backup to check to be sure all is secure later in the evening, with the exception being on Monday nights when Club staff leaves early – the guard would lock the Fitness Center doors as soon as the rover comes on duty. Mike Rucker will meet with Greg Manley and review the policy.
- Discussion of the new vehicle stickers for Country Club members was held. They are not being placed in the same spot on the windows and some are on the tinted part of the windows making it hard to see. Not stopping before entry is an ongoing issue. Mike Rucker will discuss with Greg Manley.
- Eric Zerr is forming a committee to review security issues that were discussed at the Annual Membership Meeting; such as guard duties, priorities, gates, etc.

**ARCHITECTURAL:** Roger Wall / Jan Lewis

- Committee is discussing violations of the DORs and Policies, specifically the cement and dog policies, and stump removal extension of one year policy. Had a request to alter the main gate to improve our entrance and questions about the installation of solar panels. The home that was burned will need to be gutted due to smoke damage. Electronic files could be used by the Committee but a hard copy should still be in file.

**PRESIDENT'S REPORT:** Frank Wisdom

- The Board dinner will be held in February, dates will be sent out in an email.

**NEW BUSINESS:**

- The next newsletter will be in March.

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

Minutes prepared by Cheryl Havener