

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
March 11, 2015**

**CALLED TO ORDER BY PRESIDENT** Frank Wisdom at 7:05 p.m.

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

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Brian Goodell

- Financial performance is favorable to budget for the first quarter of FY2014-2015. Reports are available for review and discussion.
- Fourteen homeowners have not paid dues on time for 2014, this compares with eleven at the same time last fiscal year. All have been contacted by phone:
  - Three made verbal promises of full payment in March/April.
  - Three have received permission to make periodic payments.
  - Two properties are being transferred to new ownership or in foreclosure.
  - Six have not responded to two mailings and one phone call.
    - Fees and interest will be attached to the bills for these homeowners in March.
    - Gate keys will be deactivated and liens prepared beginning in April.
- Federal income tax records and forms are with Shannon and Associates. Initial conversations include:
  - Reserve fund tax forms from both Edward Jones and Vanguard will not be available to us until mid-March. 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 reserve 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 tax 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%)

**COMMITTEE REPORTS:**

**COMMON PROPERTIES:** Jack Ottini

- All areas are weeded and bark raked. New bark (30+ yards) will be added in early April. Twenty trees with support stakes were added along 144<sup>th</sup>. Flowers will be planted in the cement planter at the main gate by the first of April.

**FACILITIES:** Jack Ottini

- March started off with Guardian Gate Systems doing their quarterly check of all our gates. A hydraulic pump was replaced at the south gate. Broken wheels were repaired at the north gate. The timing on the north and south gates opening and closing has been reduced.
- Nick Sutton is working on upgrading the camera systems at the north and south gates. He is also working on transmitting information wirelessly from the north and south gates to the Guardhouse. Guardian is working on key pad information for the walk thru gates.
- A padlock will be installed on a hose faucet outside the north gate.
- Bad reflectors are being replaced on the roads.

**SECURITY:** Eric Zerr

- The following suggestions have been reviewed by the Security Working Group. Numbers 1-4 are ready to be looked at by the Board (Jack has done a lot of ground work on 2-4).
  - 1. Vehicle stickers for all the resident's vehicles. (front driver's side bumper and get new ones with a different color scheme on a regular basis)
  - 2. Change the timing of the gate sensors so that they close quicker after the cars enter at the north and south gates.
  - 3. See if we can secure the pedestrian gates during the day by putting in a key pad for entrance and exiting at the north and south gates.
  - 4. Figure out a viable way to do an exterior fence inspection on a regular basis that doesn't impinge on the property rights of our neighbors.
- The Security Working Group has kicked around a lot of ideas, numbers 5-7 are on our agenda for further investigation before we bring anything to the Board for consideration:
  - 5. Swing arm gates at the main entrance.
  - 6. More security cameras inside the complex.
  - 7. License plate reading system for the north and south gates.
- Trespass warning letters were completed for two young men, one for -marijuana smell coming from vehicle as it came through the gate on two occasions and the other for jumping the north gate (on camera), after hours (contacted by Patrol). I contacted the families of both persons, explained the circumstances, and that a trespass warning letter was going to be issued.

**ARCHITECTURAL:** Roger Wall / Jan Lewis

- There are many Lots that need yard maintenance, a few specifics were discussed.
- Discussion was held concerning the existing cinder blocks between Lots 211 and 212.
- Via email the Board received a draft Policy for Solar Energy Panels and Policy for Concrete work. Discussion was held; with the addition of the word "ridge" be added to Item #1 of the installation section – reading "roof ridge line". Motion, seconded, and passed to send these Policies to our Lawyer for clarification. The Policy for dealing with violations of DORS and Policies still needs to be worked on. This policy along with our definition of a Dog Run will be sent to the Lawyer soon.

**WEBSITE:** Robert Steiner

- Posted February Board meeting minutes to the website.
- Added/deleted/updated a number of residents to/from the e-mail distribution list.
- Sent out an e-mail to residents regarding Boy Scout Food Drive and the Security update.

**MEETING ADJOURNED:** 9:30 p.m.

Minutes prepared by Cheryl Havener