

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**May 13, 2015**

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

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

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Brian Goodell

- Financial performance is favorable to budget through April 2015. Reports are available for review and discussion.
  - We anticipate bark application, gate, IT, and fence modifications – some unbudgeted – will be made in late spring and summer months.
- Five homeowners have not paid dues on time for 2014. This represents about \$2,400 in revenue to the association. All have been contacted by phone or in person:
  - Two made commitments of full payment by May/June.
  - Two have asked (ref: hardship) to made periodic payments for the year.
  - One is being transferred to new ownership or is in foreclosure.
- Federal income tax records and forms are still 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 reserve fund (@30%) and not operating income.
  - IRS form 1120 (standard business filing) taxes operating income (@15%). Our taxable income for FY2013-2014 was high due to projects budgeted but not completed during the year as well as realizing some gains from our reserve fund.
  - Treasurer was late in filing the Federal forms 1099 for tax year 2014. All are up to date.
- Contribution to reserves of \$28,000 has been left in the savings account @1% interest pending Investment Committee review in May.
  - Fixed assets from Vanguard have been at or below 1% short term.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- Fence repair started this week along the east side (144<sup>th</sup> Avenue SE) and will be completed in two to three days.
- Missing reflectors replaced.
- Bid received to upgrade the north and south gates with 8' wrought iron fence and with spikes on top. This will address the problem of people climbing over the fence and also improve the look of the gates. The information will be given to Security Committee for review.

**SECURITY:** Eric Zerr – absent – report read

- We are on track to have our Security Fair on June 2<sup>nd</sup>. An information flyer will be finished in the next week; will send it out to all the Board members before it gets widely disseminated.
- The Security truck has been in and out of the shop because of some leaks and popping from the front suspension. I took it down to Bowen Scarff, since they replaced the rack-and-pinion last May, but they said that wasn't the cause of the popping. I'm taking it to East Hill Tire on Monday to have them check things out.
- Sonitrol came back with a bid to put an alarm system at both the north and south gates as part of our due diligence in trying to make both of these areas more secure. The price was close to \$10,000 in product and \$150 a month in monitoring fees. I spoke with Nick, our IT guy, and he is going to enable our existing cameras to do the same thing, through upgraded software, and it will also sound an alarm for the guards so they know the camera's motion sensor has been tripped. This feature will only be on when the gates are closed and secured.
- I've tried several sticker types out with Kim, but none of them have been to her satisfaction. It is getting narrowed down and I hope to have this finalized in the next two weeks.
- Discussed a resident's child driving a golf cart on our road; will notify them that they must be at least 16 years of age.
- Still working on business cards for the guardhouse.

**MVCC:** Mike Rucker

- The Washington Open will take place May 16<sup>th</sup> – 20<sup>th</sup> there should be a lot of activity at the golf course. There should not be a need to park on the streets.

**COMMON PROPERTIES:** Jack Ottini

- The last load of bark will be delivered Thursday. For the first time in many years all areas will be weeded and barked in the same year. Plants for the pots at the main gate will be planted Thursday or Friday. Several light bulbs have been replaced at the Guardhouse and landscape areas.
- Two small trees were removed along 144<sup>th</sup> Avenue SE that were growing against the fence.
- Al's Sprinkler will do the required test on our sprinkler system.

**MVMA WEBSITE:** Robert Steiner

- Posted April 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 with the latest Security update.
- Will be working with Kim to improve the transition of updated resident database information to Security.

**ARCHITECTURAL:** Roger Wall / Jan Lewis

- In April there have been requests for three tree removals, three roof replacements, three deck repairs, four homes to be painted, railing option given to the 9<sup>th</sup> fairway condos, two landscapes, one bin enclosure, one flag pole installation, and two yard maintenance letters.
- Lot 122 has been sold and will soon start building.

**PRESIDENT'S REPORT:** Frank Wisdom

- Meridian Elementary has requested to hold their "Fun Run Mini Marathon" again on our streets. A motion was made, seconded, and passed to allow the event. An email will be sent out to residents informing them of the date and time. The school will be notified.
- Received information from our attorney stating we have the right to inspect all of the fence area; copy of letter in file. We will notify homeowners in the next newsletter.
- Received a letter from someone outside of our community, requesting a remote to the north gate allowing him to ride his golf cart to the golf course. Discussion was held, the request is denied. He will be notified.

**NEW BUSINESS:**

- The Board has not been receiving monthly reports from Security. Will ask Kim to start emailing this information.
- The Jason Cole farm house property is again trying to build homes. They plan on having a dispersement drainage and not use our storm drains. We will continue to monitor.
- Discussed a hand-out for Realtors and information for Realtors to be placed on our Website. The hand-out would be to all Realtors entering our community and all homeowners having an open house.
- Discussion was held concerning the dumpster on Lot 205; the Architecture Committee will get information.

**MEETING ADJOURNED:** 9:10 p.m.

Minutes prepared by Cheryl Havener