

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**September 9, 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, and Cheryl Havener  
Guest: Sam Shirley  
Absent: Eric Zerr

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Brian Goodell

- Financial performance is favorable through August 2015. 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>.
    - Guard pay costs are under budget but will be at or over budget by year end.
    - North and south gate improvement projects are anticipated to cost \$20,000. This will result in our expenses being at or over budget for the year.
  - Cash position: We have adequate cash for projects under discussion for the remainder of this year.
  - Reserve funds are \$16,000 below our LRP plan for 2015.
- Goals for October-November 2015:
  - Identify projects which will/could be implemented in 2016. Estimate the cost.
  - Audit Committee: We will ask for the committee's review of our current financial performance, our budget plans for 2016, and their recommendation for the dues to be assessed.
  - Transfer the planned amount of \$28,645 to the reserve fund as our cash position permits.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- Work is scheduled to start on September 21<sup>st</sup> on the fence improvements at the north and south gates. The chain link fence will be removed and an eight foot high wrought iron fence will be added. It will match the gates.
- Red and white tape has been added to the exit gate so drivers can see it during night time and bad weather.
- With the fall season, Trent and his crew have started the weekly check of our storm drain catch basins for leaves and debris.
- The white lines have been painted where we park the security truck.
- Several reflectors that were missing have been replaced.

**MVCC:** Mike Rucker

- Comcast will complete the installation on the north and south gates on Friday.

**SECURITY:** Eric Zerr – abs. - report read

- This has been a quiet month with only a couple of activities of note:
  - In the week leading up to kids taking off for college we had a group of males hopping the north gate, but it has stopped once school started up.
  - A man that lives near the north gate is driving his golf cart in and out of the gate (tailgating in and out) over the last couple of weeks. Jack and I will discourage him from doing so. The golf carts aren't meant for the roads outside the club.
- We should look at what it would cost to expand the patrol hours, 2-4 hours. I don't think it is a necessity, but we should discuss it to make sure we are in agreement with our current Security hours and duties.

**COMMON PROPERTIES:** Jack Ottini

- Trent and his crew have done a good job keeping all the areas in good condition – especially during July and August when the club had its 50<sup>th</sup> Anniversary celebration.
- A broken light fixture that shines on a tree at the main entrance was replaced. Several light bulbs were also replaced at the Guardhouse.

**WEBSITE:** Robert Steiner – report read

- Posted August Board meeting minutes to the website.
- Added/deleted/updated a number of residents to/from the e-mail distribution list.

**ARCHITECTURAL:** Roger Wall / Jan Lewis

- Have approved 21 projects this month; most approvals were for painting homes, roof replacements, and tree removal.
- Lot 354: tree was removed and yard has improved. Lot 122: set backs were measured and approved. Lot 71: stakes have been placed on property but the homeowner has no plans as yet. Lot 66 and Lot 67: owners agreed to remove a tree. Lot 252 and Lot 253: owners have sent information to their attorney and are now waiting for one of the owners to return. Lot 205: has made improvements, owners still waiting for an insurance settlement.

**PRESIDENT'S REPORT:** Frank Wisdom

- We need to continue finding candidates for next years Board. Currently we have five possible candidates. Mr. Shirley was welcomed to the meeting, he is considering running for the Board.

**UNFINISHED BUSINESS:**

- N12 Publishing was discussed. M/S/P to send all information to our lawyer to fully explore our rights.

**NEW BUSINESS:**

- Remote cost increase was discussed. M/S/P to order 10 or less remotes from Guardian to test; if they work the same, we will order through them at a cheaper rate.
- Kim, security site supervisor, has written helpful information sheets to give to new residents. She ran out of business cards, Jan will purchase more.

**MEETING ADJOURNED:** 8:25 p.m.

Minutes prepared by Cheryl Havener