

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**April 13, 2016**

**CALLED TO ORDER BY PRESIDENT** Brian Goodell at 7:05 p.m.

**ATTENDANCE:** Brian Goodell, Jack Ottini, Jan Lewis, Jim Stott, Rich Sleep, Sam Shirley, Bill Naubert, and Cheryl Havener

**PREVIOUS MEETING MINUTES:** Approved as written

**PRESIDENT'S REPORT:** Brian Goodell

- Full discussion was held concerning the unattached/unapproved structure on Lot #197. Jim Stott will contact the owner. Written information concerning this issue is attached in file.

**TREASURER'S REPORT:** Rich Sleep

- Financial performance for the first trimester (four months) remains favorable, with both revenues and expenses better than budget and prior year. A summary financial sheet – as well as complete reports from QuickBooks – is available in the MVMA office.
- Regarding homeowners' fees, we continue to deal with six delinquent properties. One is in foreclosure and we've been in contact with the bank and property manager. Of the five remaining homeowners, three are making periodic payments with one about 75% paid while another is sold and we will collect the balance in full at the closing. The two properties without any payment have both promised to pay in early April. We will take collection actions if payments are not received forthwith.
- In other recent developments, we received our first consolidated Comcast bill which appears to be correct. We just had the first remote "rental" payment for the year. We are securing a new supply as homeowners are ordering more.

**FACILITIES:** Jack Ottini

- The new guardhouse roof should be done in the next month. Bruce Yahr is supplying the roofing materials free of charge. Weaver Construction will do the work. Jim Marter is building a new computer platform for Kim and is also replacing a light sensor for the outside lights.
- Guardian Security will do the quarterly maintenance next week. They will also replace a relay module in the north in-bound gate – the reset keeps popping out. They will also fix the main exit gate that shut down yesterday.
- One street light is out. Puget Power checked it out; it is not the bulb (no power). A second crew will check it out.
- Two stop sign posts and one stop sign have been replaced. Missing reflectors have been replaced. I did a black paint touch up on the south gates. A new storm drain grate was installed on 133<sup>rd</sup> Avenue SE to increase water capacity.
- A new project has been started. I am checking all green communication boxes that need repair. Telephone, Comcast, and others will be contacted.

**COMMON PROPERTIES:** Jack Ottini

- The City of Kent did some more work on the water from 132<sup>nd</sup>; additional work will be done this summer.
- Burned out lightbulbs on the landscape island have been replaced.
- Paint and supplies will be purchased this week so we can paint stop lines and speed bumps.
- Trent is removing stumps on 132<sup>nd</sup> and 144<sup>th</sup>. Five or six bushes will be removed on the island on 142<sup>nd</sup> Avenue SE. We will plant six rhodies in their place.
- I meet with Al's Sprinklers to discuss upgrades to the sprinkler system at the main gate. Work will be done after Craig Benson has the flowers delivered.

**SECURITY:** Sam Shirley

- Have had two dog issues; Brian is handling.
- The Guardhouse computer needs to be replaced; Brian will purchase.

**ARCHITECTURAL:** Jan Lewis

- Spring is in full bloom, as are the weeds and the number of requests for repairs/replacements/roofs, and painting.
- Lot #350 – additional plantings without supplying survey of MVCC property and his; added parking spot without permission.
- Hollenbeck (outside community) wrote email regarding dead tree at perimeter fence behind her, asked that we advise property owner.
- Lot #122 and #123 – petition for additional screening – Architectural Committee requesting site visit.
- Lot #258 – submitted \$500 construction bond, deposited the day it was received; finally submitted contact information for contractors/vendors; have received multiple emails regarding condition of property and outstanding issues; promises to phone once a week to update committee chair. Owner recently complained that the dead branches in the rear of the property were not his problem, he was advised otherwise. Committee chair has received complaints from neighbors about the landscaping. He has been offered an appointment with Committee chair to walk the property and identify landscaping maintenance concerns.
- Lot #297 – over two week delay in progress resulting from a feud between the property owner and the contractor, which has been resolved. Additional trusses delivered. Committee chair requested property be cleaned up of fire damage and construction debris, the situation had become extensive. The Waste Management dumpster had been full for weeks and trash bags had been placed behind the dumpster, along with broken toilets, vanity sinks and other debris. WM was “back logged” and after 5 days the dumpster was exchanged for a fresh unit.
- Trash/Recycling – Jack and Joanne Ottini have been monitoring the trash cans, 88 properties regularly place cans out early. Lot #357 has had cans out since Monday; Lot # 354 had 5 green waste Kraft bags out Friday morning thru Tuesday, replaced with box of debris and old carpet pad; #247 – dead branches are left at the base of trees by landscapers, along with trash cans, wood and real estate “A” boards.

**GUARD HOUSE/AV SYSTEMS:** Jim Stott

- Information concerning the current guard contract was distributed; copy in file. Discussion was held. Three companies are interested in our community; will continue gathering data for each to give a bid.

**MVCC:** Bill Naubert

- Craig Benson has presented a more detailed plan to the City of Kent, this plan shows nine lots. Hopes to have information to the MVMA Board in 30 – 60 days.
- Condo discussions are on hold until the City of Kent responds to the plans.

**MVMA Website:** Robert Steiner

- Posted March Board meeting minutes to the website.
- Monthly update of e-mail distribution list.
- Added Concrete Policy to the list of MVMA Policies on the website.

**MEETING ADJOURNED:** 9:20 p.m.

Minutes prepared by Cheryl Havener