

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**December 7, 2016**

**CALLED TO ORDER BY PRESIDENT** Brian Goodell at 7:00 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

- Discussed the lawsuit/negotiations and RV for Lot #197. M/S/P for Brian to continue to chair this action, even though he will be off the Board.
- Ballots will be counted Tuesday, December 13 at 9:00 am in the office.
- Will go over the Annual meeting preparations with the club.
- The Board dinner will be Sunday, January 15<sup>th</sup>; cocktails at 6:00 pm with dinner at 6:30 pm.

**TREASURER'S REPORT:** Rich Sleep

- As of November 30th 2016 (the full MVMA 2016 fiscal year), our aggregate financial performance continued to track close to budget. This is basically due to sliding the storm sewer repair into 2017. Excluding this effect, we are about \$17K over. This results from Security (\$8.5K over due to the guard house repair, re-roof, and equipment); Roads, Gates and Fences (\$6.5K over due to the crack sealing project); Federal Income Tax (\$5.8 over due to higher FY15 actual and FY16 estimated taxes) all slightly offset by small saves in Landscaping, Insurance and Administration. However, as previously noted we need to increase our Capital Fund Reserve contribution by \$17K pending storm drain repair project. This will basically eliminate our operating fund cash cushion. Combined with FY17 planned gate improvement and other small projects, we need to increase the 2017 annual homeowner fees to \$875 as approved by the Audit and Budget committee. Our fiscal year 2016 operating fund results are posted at the MVMA office (bulletin board) and are also available from the Quick Books accounting system.
- We submitted our ACH payment program application to our bank and will have forms available at the General meeting. The consumer authorization form will also be posted on our website - a pdf file was already sent to Bob Steiner. We will also make the final tweaks to the 2017 operating budget this week (no aggregate increase from that approved by the Audit and Budget committee).

**COMMITTEE REPORTS:**

**SECURITY:** Sam Shirley

- A drunk driver tried to enter the community; the police were called to handle.
- A resident jumped the fence – was spoken to.
- M/S/P to give the guards an end-of-year bonus.
- The Guardhouse computer needs were discussed – Jan Lewis is working on getting a bid.

**MVCC:** Bill Naubert

- George Hull will chair the committee to review the operating agreement between MVCC and MVMA. The MVCC representative will be Randy Reber; the MVMA representative has not yet been determined.

**FACILITIES:** Jack Ottini

- The north outbound gate was hit by an auto; owner will pay damages.
- The sewer construction will start soon.
- The roof leak in the Guardhouse has been fixed and the Holiday lights have been put up.
- In the process of getting bids for repairing the storm drains. Trent checks the drains after each wind/rain storms.
- The street sweeper has been thru the community.

**COMMON PROPERTIES:** Jack Ottini

- Everything is in good shape. Trying to find a good price for the Leyland Cypress to be planted along 144<sup>th</sup> Avenue.

**ARCHITECTURAL:** Jan Lewis

- The number of proposed projects for review by the Architectural Committee has been reduced, as is seasonally normal and customary. Pending projects include roof replacement, landscape redesign/update; following recent power outage, emergency back-up generator requests are expected.
- Received another complaint regarding a red ladder; discussion was held in regards to whose property the ladder is on. Brian will contact the owner concerning taking the ladder down.
- Fire damaged home on #297 is on the market.
- Jan Lewis has been assisting security personnel, finding and requesting vendors/utility vehicles/delivery companies follow required ingress/egress through the main gate, exclusively. Have reached out to property owners requesting that they not be “courteous” and open gates for in-bound/out-bound vehicles.
- Due to annual meeting, Architectural Committee will be meeting December 14, 2016.
- Thanks to Architectural Committee members for their participation and active involvement. Pat Mjelde, Joanne Ottini, Jack Houser, Bruce Yahr, Darlene McCallum, Greg Bartoletti, and Brian Goodell.

**WEBSITE:** Bob Steiner – report read

- Posted November Board meeting minutes and the November Newsletter to the website.
- Updated e-mail addresses in the distribution list which had incorrect e-mail addresses.
- Added e-mail addressed for new residents.
- Sent out three e-mails to residents 1) information of shots being fired on 132nd Ave SE in front of the Security Gatehouse, 2) information on dog found on the 9<sup>th</sup> fairway and 3) announcement of annual meeting with attachment of meeting agenda.
- Updated the Roofing Policy, including linked photos of newly approved roofing materials.

**MEETING ADJOURNED:** 8:00 p.m.

Minutes prepared by Cheryl Havener