

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
July 13, 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, and Cheryl Havener
Absent: Bill Naubert

PREVIOUS MEETING MINUTES: Approved as written

PRESIDENT'S REPORT: Brian Goodell

- Discussion was held concerning the “Barking Dogs” issue for Lot 264.
- All Board members are to review the proposed response to the unattached building situation and email their vote.
- The Parking Violations Policy was discussed and reviewed. Motion/Second/Passed to accept the policy; copy attached in file.
- The Violations of Provisions concerning Landscape and Improvement Maintenance Policy was discussed and reviewed. Motion/Second/Passed to accept the policy; copy attached in file.
- The Trench Restoration and Street Overlay Requirements Policy was discussed and reviewed. Motion/Second/ Passed to accept the policy with the change under #2 item #6b – the ending time should read 6:00 PM, copy attached in file.
- Discussion was held concerning the request from MVCC to annex additional properties. A voting ballot and detailed map will be mailed in the upcoming newsletter. The wording to the draft will be changed to indicate that the lots will be for single family homes. It was also decided that a letter of request from the MVCC be added to the file.

TREASURER'S REPORT: Rich Sleep

- As of June 30, 2016 (seven months into the fiscal year), our financial performance has continued to track favorably. The only expense category over budget is Security (by about \$3K) due to the guardhouse repair and re-roof. However, we just received the bill from the road crack sealing contractor which considerably exceeds the bid (and budget) which was based of 15K linear feet of crack sealing. We are attempting to clarify and/or negotiate with the contractor. The June YTD results are posted at the MVMA office and available from the Quick Books accounting system.
- We held our annual Investment Committee meeting on June 29th. In this meeting, we received advice and guidance on the placement of our fiscal 2015 capital fund contribution (\$28K). Additionally, the committee advised to delay (if possible) the pending storm drain repair (a long-term capital project item) until fiscal 2017. Finally, the committee voted to approve my recommendation to increase the capital asset threshold amount from \$1,000 to \$2,500 to correspond with the new IRS safe-harbor guidelines. I would like to thank the Investment Committee members for their support and guidance.
- Based upon the approval from the Investment Committee, the MVMA Board of Trustees voted to amend the Capital Asset Policy, increasing the asset cost threshold from \$1,000 to \$2,500.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- Security truck was taken in for service; minor repairs were done.
- The painting of speed bumps and stop lines has started.
- Crack sealing on our roads has been completed. More work was done than expected and final bill is higher. I will talk to the contractor about an adjustment.
- I have asked Guardian Gate Control for a bid to upgrade our Gate Control System. The cost will be in next year's budget.
- Utility work on 240th east of our north gate is on City of Kent property. Trees were removed and a temporary sidewalk will be installed.
- The inbound gate is having some problems. The drive motor is old and needs to be replaced. Work will be done in the next month.
- Comcast and AT&T have been contacted to check and repair all of their green control boxes in our community.

COMMON PROPERTIES: Jack Ottini

- Trent and his crew are working hard to keep up in all areas. He has added more customers and is expanding his crew. Some spring time work did not get done - the additional planting of new trees. This will be done in the fall.
- The planting of the flowers at the main gate cost \$770. The budget for next year will include money for flowers.
- We will rent an E-Z lift machine in the next month to help prune trees and bushes at all three gates and trees that are hanging low over the street.

SECURITY: Sam Shirley

- Rudeness issues with the owners of Lot 128 and Lot 194 were discussed – a letter will be sent to both homeowners.
- It was decided that the newsletter should include a statement telling homeowners that if they have a complaint, the comments should be given to a Board member rather than the guards.

ARCHITECTURAL: Jan Lewis

- Lot 258 will go on the market Friday. Lot 169 has been asked by the Architectural Committee to have a survey done on his property. Lot 297 is slowly working on cleaning up the property.
- Approving many requests concerning painting, decks, trees, etc.

MEETING ADJOURNED: 9:45 p.m.

Minutes prepared by Cheryl Havener