

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
June 8, 2016

CALLED TO ORDER BY PRESIDENT Brian Goodell at 7:10 p.m.

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

GUEST: Siobhan Bottem

Mrs. Bottem shared with the Board her concerns over a continuously barking dog. Discussion was held; Brian Goodell will send a letter to the homeowner of Lot #265 and the renter concerning this issue.

PREVIOUS MEETING MINUTES: Approved as written

PRESIDENT'S REPORT: Brian Goodell

- Copies of a Draft of "Remedies for Violations" and "Trench Restoration and Street Overlay Requirements" was distributed for review, copy in file.
- Discussion was held concerning the issue with homeowner of Lot #197 were reviewed, copy of correspondence in file.
- All articles for the July newsletter should be submitted by June 30th.

TREASURER'S REPORT: Rich Sleep

- For the first half of fiscal 2015/16, our financial performance remains favorable. Revenues are slightly off mainly due to a delay in the dues billing to the MVCC. On the expense side, we are much better than budget performance largely remains a timing issue – the major road project (asphalt crack sealing) is nearly complete and we are still pending the City of Kent report for potential storm drain repairs. Currently, we are better than budget on all expense lines except security where we had a substantial guardhouse repair/improvement. A summary financial sheet is attached in file; complete reports from QuickBooks are available in the MVMA office.
- We have collected in full on the 2016 dues on the two outstanding properties noted previously. We will need to release the lien on the property in the foreclosure process once it is received. We have only \$200 pending from the partial payer.
- After taking a QuickBooks course at GRCC - and having the opportunity to actually see the online version - I am now of the opinion that we should use the desktop version with periodic upgrades. The online version is less functional, more expensive and would require additional training. Furthermore, we can address online back-up and remote access by other means.
- The Investment Committee will meet June 29th.

COMMITTEE REPORTS:

COMMON PROPERTIES: Jack Ottini

- All the flowers have been planted at the main gate.
- Trent is working hard to keep ahead of the weeds in all areas.

FACILITIES: Jack Ottini

- The guardhouse re-roofing project has been completed.
- Crack sealing of the roads is 85% completed. Work will be done by the end of June.
- Farm house project has hooked up to the sewer line. The fence has to be put back in place.
- The north gate exit motor went out. The first two motors were damaged in transit causing the delay to fix the gate.
- Trent has started to paint all the stop lines and speed bumps.

GUARD HOUSE/AV SYSTEMS: Jim Stott

- Information concerning the Security Study, comparison of the Security Service Bidders, and comparison of the weekly pay rate to the guards was distributed and reviewed; copies attached in file. The next step will be to interview our guards individually concerning benefits, wages, etc. Jim Stott and Brian Goodell will develop a team to negotiate with the three companies that submitted a preliminary bid. Motion made, seconded, and passed to begin negotiations with Pierce County Security, then Securitas Incorporated, and last Northwest Security Services Incorporated.

MVCC: Bill Naubert

- Discussion was held concerning the proposed addition of homeowner lots along 144th Avenue SE. Research will be done concerning how the last annexation was conducted. Information will be sent in the upcoming July Newsletter and then a vote ballot will be taken door- to-door for signatures.

SECURITY: Sam Shirley - abs.

- Kim had a problem with Scott's Lawn Service tail gating in the north gate.
- Having access problems with Fire and Police radios, working on problem.
- Computer software and data loss – computer burned-up. Working on collect retrieving data.

ARCHITECTURAL: Jan Lewis

- Letter sent to Lot #323 thanking the owner for attending to the overgrown lawn, but the need for additional clean up-of debris, including the rear and side yards, and removal of the trash cans to the garage or rear yard. Lot #216 - landscaping and debris removal needed. Lot #217 - (corner lot east - downhill to 216) needs landscaping attention, particularly the growth of ivy. Lot #49 - landscaping and over-growth.
- Letter to both Lot 247 and Lot #246 weeds between the two lots - about 2' tall.
- Lot #354 - a ladder is leaning up against the gutter area - in front of the garage for nearly a week. The rear of the property is a mess.
- Taking lots of pictures for Lot #258; realized the other day that the printer in the office doesn't print in color. I want to have pictures, in color, posted to master files as documentation.
- A site visit for Lot #169 owner is being scheduled. It is important that we have an approval process that has the golf course feedback and approval.
- Several tree removals have been approved.
- Lot #219 has several evergreen trees that are dying located on the north side of the home and have been doing so for several years. The daughter is planning on coming out to

have the home painted on the exterior; she will be sending paint colors for approval. She had the east-side decks repaired, the support beams had failed. The home is vacant.

- The HiTeck truck is still being parked nightly (rental) (they need to have a cover made to cover over the advertising).
- Renter of Lot #265 - dog barking and they need encouragement for landscaping maintenance.
- There is approval for two additional roofing products, which needs to be added to the approved list.

WEBSITE: Bob Steiner – report read

- Posted May Board meeting minutes to the website.
- Email distribution list was lost when MVCC changed from CenturyLink to Comcast. E-mail addresses were reentered to create a new distribution list. Updated the MVMA e-mail address on the MVMA website and the Board of Trustees hardcopy which can be downloaded.
- Sent out e-mail to distribution list regarding the Meridian Elementary Fun Run and the activity regarding possible Wi-Fi hacking.

MEETING ADJOURNED: 9:00 p.m.

Minutes prepared by Cheryl Havener