

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
March 9, 2016**

**CALLED TO ORDER BY** Vice President Jack Ottini at 7:15 p.m.

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

**No quorum to approve the previous minutes. Those present gave their reports.**

**TREASURER'S REPORT:** Rich Sleep

- Financial performance for the first fiscal quarter remains robust, with both revenues and expenses coming in somewhat better than budget. Analysis of the first quarter run rate doesn't indicate any significant issues. Financial reports are available for review at the MVMA office.
- Based on our accountant's projected tax filing, we paid \$6,000 for our fiscal 2015/16 tax liability and initial payment for the fiscal year. The 2015 contribution to the capital reserve fund - \$28K - remains pending the annual meeting with the Investment Committee.
- Regarding homeowners' fees, we are now dealing with seven delinquent properties. One is in foreclosure and we'll be filing a lien (similar to last year) in the next few days. Of the six remaining homeowners, three are making periodic payments and the other three are committed to pay all or substantially all of their annual dues in March.
- On the insurance front, we worked with our primary agent (Bell-Anderson) and got a slightly better alternative on our D&O coverage (now back to budget level). Additionally, they got Liberty Mutual (our main insurance carrier) to quote for the required truck coverage at a significant savings to the proposed State Farm policy renewal.
- With the annual dues process largely completed, I'll restart looking to move to the online QuickBooks version and plan to take a short QuickBooks course at Green River Community College in May.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini

- The Guardhouse roof leak has been fixed. We will get a bid to re-roof the building. As of February 8<sup>th</sup>, all street lights are working. All street signs and posts have been checked; some will be cleaned this spring.
- The City of Kent is working on the problem of excess water from 132<sup>nd</sup> coming onto our street near the 11<sup>th</sup> green. They will be cleaning out the drainage ditch that runs thru the private property. A new storm drain grate has been added on 133<sup>rd</sup> Avenue SE.
- Trent and his crew are checking storm drains weekly to be sure none is plugged.
- Burned out light bulbs have been replaced at the Guardhouse and in the landscaping.
- The Security truck will be taken in for two new tires and a new headlight.
- Nick upgraded all three gates with new power packs and repositioned the gate switches in the Guardhouse.
- Guardian adjusted all antennas and green boxes at all the gates.

**COMMON PROPERTIES:** Jack Ottini

- It has been very wet this winter, but Trent and his crew are keeping all areas clean. The grass in the ditch looking east on 256<sup>th</sup> has been cut down for better visibility.

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

- We are in the midst of seeking interviews with security providers. Our contract with the current provider expires in April. As a matter of being prudent, we are seeking bids from one, or more, security firms for comparison purposes.
- We are slowly making headway with Comcast with regard to billing addresses and account numbers. We use the services of Comcast for video feed from the North, South and Main gates. The monitored signals are relayed to our Guard Staff at the Main Gate. The signal and bandwidth provided by Comcast is far superior to the old and obsolete hard wired system we had for many years.

**MVMA Website:** Robert Steiner

- Posted February Board meeting minutes to the website.
- Posted Monthly update of e-mail distribution list.
- Sent out e-mail to residents announcing the upcoming Cub Scout Food Drive to be held in MVCC on Saturday, March 26<sup>th</sup>.

**MVCC:** Bill Naubert – absent – report read

- Greg Manley and Craig Benson are currently working with the condo association on the 5th hole to resolve an issue with the easement that arose out of the land development project. Expect resolution within 30-60 days.
- Also working with them to resolve tree issues for the condominiums on hole 5.
- Planted trees between property owner and the golf maintenance shop to provide the homeowner with more privacy and better view.
- Craig and some of our people are helping with cleaning Storm debris on the property's back roads.

**MEETING ADJOURNED:** 7:35 p.m.

Minutes prepared by Cheryl Havener