

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
May 11, 2016

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

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

PREVIOUS MEETING MINUTES: Approved as written

MVCC: Bill Naubert

- Craig Benson, MVCC golf superintendent, provided an update on the proposed lot development changes on holes # 4 and 5; discussion was held. The MVMA needs approval of 2/3 of the homeowners to pass this change. Information will be gathered and this summer a petition will be taken door to door for signing.

PRESIDENT'S REPORT: Brian Goodell

- Correspondence with our lawyer concerning our DOR's, By-Laws, and Polices in reference to properties in violation and possible remedies was distributed; copy in file.

COMMITTEE REPORTS:

SECURITY: Sam Shirley

- Copy of the daily security report for April 19 and 20, May 4, 9, and 10 was distributed and reviewed, copy attached in file.

GUARD HOUSE/AV SYSTEMS: Jim Stott

- Data was distributed concerning the current security "Shift Schedule", security considerations, bidding criteria, etc.; all information attached in file.
- A memorandum concerning standards for penetration and repair of roads was distributed; copy attached in file.

TREASURER'S REPORT: Rich Sleep – absent report distributed

- Financial performance for the first five months of fiscal 2015/16 remains favorable, with both revenues and expenses better than budget. Most of the favorable expense performance is only due to timing. We have just started one large road project (asphalt crack sealing) and remain pending on the City of Kent report for potential storm drain repairs. A summary financial sheet is attached – while complete reports from QuickBooks – are available in the MVMA office.
- Regarding homeowners' fees, we now are dealing with only three delinquent properties. One is in the foreclosure process and after contacting the related bank and property manager, we have filed a lien with the King County Recorder's Office. Of the two remaining homeowners, one is making periodic payments and has now paid more than half of the 2016 fees charged. The remaining property will deliver a corrected check in full this week. However, if this is further delayed, I would recommend disabling the corresponding remotes and filing a lien.

- In other developments, we are looking to add some additional shelving to the MVMA office. I will be taking a short QuickBooks course at Green River Community College over the next several weeks. Finally, we are rescheduling the 2016 Investment Committee to late June (tentative date is June 29th).

MVMA Unaudited Financial Summary
Apr YTD (5 months)
Operating Fund

	<u>Actual</u>	<u>Budget</u>	<u>Prior Year</u>	% B/W	
				<u>Budget</u>	<u>Prior Year</u>
Dues-residential	348,170.55	345,675.00	337,491.19	0.7%	3.2%
Dues-MVCC	9,220.00	9,220.00	8,945.00	0.0%	3.1%
Other	615.59	1,550.00	2,198.18	-60.3%	-72.0%
Total Revenues	358,006.14	356,445.00	348,634.37	0.4%	2.7%
Security	100,566.17	103,358.00	95,813.10	2.7%	-5.0%
Landscaping	12,499.66	15,450.00	17,182.48	19.1%	27.3%
Roads, Gates, and Fences	5,380.32	47,300.00	10,270.63	88.6%	47.6%
Utilities	6,412.01	6,600.00	6,195.28	2.8%	-3.5%
Insurance	8,562.84	10,000.00	9,273.00	14.4%	7.7%
Administration	3,846.32	10,510.00	5,806.97	63.4%	33.8%
Total Expense	137,267.32	193,218.00	144,541.46	29.0%	5.0%
Net Margin	220,738.82	163,227.00	204,092.91	35.2%	8.2%
Federal Income Tax	6,000.00	1,500.00	10,500.00	n/a	n/a
Surplus	214,738.82	161,727.00	193,592.91	32.8%	10.9%

FACILITIES: Jack Ottini

- The guardhouse roof and gutter replacement job has been completed. A big thanks to Bruce Yahr for providing the material at wholesale price.
- The crack sealing project has started on our roads.
- Painting of the stop lines and speed bumps has been started – Trent Allen is doing the work.
- Guardian Security was here to work on the north entrance gate yesterday. They replaced several components in the Gray box. They also replaced the reverse sensor and pad on the leading edge of the gate. All other gates are working properly.

- Comcast and Century Link have been contacted about many of the connector boxes that are leaning over or have broken with wires exposed. They have been advised to fix these problems as soon as possible.

COMMON PROPERTIES: Jack Ottini

- The sprinkler system at the main gate has been upgraded. This work was done so we can plant flowers. Flowers were planted yesterday.
- All three of our sprinkler systems will have the backflow valves checked this month. This is required by state law. Al's Sprinkler will do the work.
- Trent and his crew are working hard to keep all common ground area in good shape. Several areas are scheduled to get extra work. The island at the end of 142nd Avenue SE will have some dying bushes removed and some new plants added. The area along the fence on 144th Avenue will also have some plants moved and new ones added.

ARCHITECTURAL: Jan Lewis – absent report distributed

- Typical for early spring, the number of requests for projects is increasing: replacement of cement decks around swimming pools; replacement of cement with pavers positioned in sand; roofs, landscaping plans, tree removals, painting, etc.
- Site visit to Lot #3 yielded knowledge of tremendous debris in the lot of #5. Lot #4 had complained last year and it went unheeded. Will investigate.
- A property owner requested the committee consider a roofing material that is not currently on the approved list. A meeting was held and unanimously denied, as the suggested product did not meet the established standards put in place and adopted by the Board several years ago. The committee is leaning on committee member Bruce Yahr, in the building trades industry, for information on new and upcoming products.
- A site meeting with owner of Lot #173 was requested and scheduled to address the chronic poor condition of the exterior of the property. Owner later cancelled; will reschedule. Multiple requests have been made for remedy with very little results.
- Lot # 205 (damaged by fire) was repaired and sold. Lot #297 is progressing in the fire rehab.
- Lot #258 owner has claimed he has no control over contractors/vendors and has been contacted countless times regarding working past 6pm. City of Kent Building Inspectors have required some work to be redone. I have contacted owner regarding debris and weeds around the property. A Ford pickup has been parked in the front of property with full dump bed for a full week; pictures taken documenting. Owner has little regard for policies of the community.
- Site visit to Lot #123 regarding plan for plantings between Lots #122 and #123. Committee members negotiated with Lot #123 owner for acceptable placement. During the visit, two detached sheds were found on the property. Due to the past issues, the subject will ride until a later date.
- I received complaints from neighbors regarding dogs in rented home of Lot #265. Kim, security, spoke with the tenant who claims the 2nd floor deck, over the garage is open only when they are home. The dogs are very aggressive and bark loudly, as people walk by, even when secured in the home, doors and windows closed.

MEETING ADJOURNED: 8:35 p.m.

Minutes prepared by Cheryl Havener