

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
November 8, 2016**

CALLED TO ORDER BY PRESIDENT Brian Goodell at 7:00 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

PRESIDENT'S REPORT: Brian Goodell

- Correspondence with our lawyer concerning violations of the DOR's was reviewed.
- We have volunteers for election to the BOT. Ballots will be mailed in mid-November.
- Newsletter articles/reports are now ready for mailing. A big THANK YOU to Cheryl for the publishing and mailing on schedule.

TREASURER'S REPORT: Rich Sleep

- As of October 31st 2016 (11 months into the MVMA fiscal year), our financial performance continued to track favorably to budget. The only expense category over budget is Security (by about \$7.5K) largely due to the guard house repair and re-roof. However, we'll need to increase our Capital Fund Reserve contribution by \$15K with the delay the of storm drain repair project. Our YTD operating fund results are posted at the MVMA office (bulletin board) and are also available from the Quick Books accounting system.
- We have now paid \$6K to the U.S. Treasury for our estimated 2015/16 corporate income taxes.
- We held the annual Audit and Budget committee meeting on November 2nd. The committee reviewed our financial performance, including bank and investment accounts. Additionally, the committee previewed the MVMA 2016/17 budget that will be presented at the annual meeting.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- The street sweeper will clean roads this Monday.
- One catch basin will be repaired sometime this week.
- A tree fell across the fence just south of the pump station. Soos Creek Sewer said they will remove it and repair the fence if needed.
- We are currently getting bids and information on our camera system. We intend to upgrade all three gates.
- No word yet on when the sewer line construction will start next to the Temple.
- The City of Kent notified me today that they are sending the storm drain report to me. They stated we can clean and repair it this spring and into summer.
- Weave Construction is replacing the bathroom door and adding a platform on the floor in the guardhouse. Roof leaks were also repaired.

COMMON PROPERTIES: Jack Ottini

- Trent and his crew are busy maintaining all areas including checking and cleaning our storm drains after rain and/or wind storms.

GUARD HOUSE/AV SYSTEMS: Jim Stott

- As the Thanksgiving and Christmas seasons approach, please be extra vigilant. As the saying goes, “See something. Say something.” If you notice a person, car or truck you don’t recognize or doesn’t seem to be a part of our community, please notify Meridian Valley Maintenance Association Security (253) 631-2225.

SECURITY: Sam Shirley

- Discussion was held concerning safety during the holidays. Crime stats reflect that the crime rate within our community is much lower than outside our gates.

ARCHITECTURAL: Jan Lewis

- Requests for projects are diminishing as winter weather is approaching. The architectural committee approved two additional roofing materials; samples have been added to the collection of approved products outside the HOA office. The most recent fire damaged home has been restored and is on the market for sale.
- Working hours for contractors, inside or outside the home, are Monday-Friday 7:30 am to 6 pm; Saturday with prior approval, 7:30 am to 6 pm. No Sunday work. Several property owners have consistently violated the policy, resulting in multiple visits and conversations by AC chair and members with property owners/contractors/vendors. Committee has requested that the board adopt a policy for enforcement of the adopted policy, leveraging the DOR’s used in enforcement of other policies.

MEETING ADJOURNED: 8:20 p.m.

Minutes prepared by Cheryl Havener