

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
October 12, 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, Bill Naubert, and Cheryl Havener
Guests: Randy Reber, Darlene McCallum, and Mike Rucker

PREVIOUS MEETING MINUTES: Approved as written

MVCC: Bill Naubert

- The MVCC-MVMA operating agreement of 1997 was discussed. Randy Reber would like to review the agreement. The purpose is to review the operating agreement and determine if the financial elements, security, roads, etc. is divided appropriately; this should be done every 20 years or less. It was agreed by both parties that a panel of three persons be appointed to a committee and that George Hull will be asked to be chairman. Two other members will complete the committee; one representative from MVMA and one from the MVCC.

PRESIDENT'S REPORT: Brian Goodell

- Discussion was held concerning the outbuilding on Lot #197. Motion/Seconded/Passed for the MVMA attorney to offer a financial settlement to the homeowner to remove the shed.
- A draft letter concerning the vote to annex the lots along the 4 and 5 fairways will be sent to all Board members for input; copy attached in file. We will start over making the request clearer.
- Discussion was held concerning an RV from Lot #197; letter attached in file. This will be addressed at the next Board meeting.

TREASURER'S REPORT: Rich Sleep

- As of September 30th 2016 (10 months into the fiscal year), our financial performance has continued to track favorably to budget. The only expense category over budget is Security (by about \$6K) largely due to the guardhouse 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 are now enrolled into the Electronic Federal Tax Payment System. We will use this to pay our current year estimated tax in October (\$5K).
- We have set-up the annual Audit and Budget committee meeting for November 2nd. The committee will review our financial performance and preview the 2016/17 budget. The preliminary budget worked up with your input indicates an annual dues increase to the \$850-875 range.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini

- North inbound gate broke down three or four times, when resets are pushed it would work. Guardian replaced a relay and drive wheel.
- Green box replacement: Old boxes cannot get replacement parts from factory. After January 1st the government is requiring more safety parts. Old boxes will have parts for two or three years from existing inventory from Guardian.
- Old pump station at south end has gate on backside that was open. Sewer District put a padlock on it.
- Seven reflectors were replaced and Trent is checking for crooked sign posts.
- Homeowner next to the creek and north fence reported three dead trees that could blow over and onto their home. Called the City of Kent and they will check it out.
- The Temple on 132nd SE north of the main gate:
 - Letter and plans for the sewer line connection into our sewer line.
 - Plan for new Temple to be built.

COMMON PROPERTIES: Jack Ottini

- Sprinkler lines have been shut off and water blown out.
- Trent and his crew are busy cleaning all leaves from the common grounds. Flowers at the main gate will be removed next week.

SECURITY: Sam Shirley

- Five extra hours have been added for the guards on Halloween.

ARCHITECTURAL: Jan Lewis

- Lot #297 reconstruction continues.
- Project requests continue and include: painting, reroofing, tree removal, landscaping, etc.
- Prior approval for contractor work on Saturdays is remaining steady. Approved working hours, Monday thru Friday 7:30 am to 6:00 pm, Saturday same hours with prior approval, is being violated consistently by a few property owners/contractors, including ingress/egress thru north and south residence only gates.
- Amazon deliveries continue to be problematic with unidentified vehicles as well as private vehicles, sitting at gates. Jan will go to Amazon, Kent Valley, to speak with operations representative.
- Darlene McCallum from the Architectural Committee shared the thank you cards she made that will be given to those homeowners who have greatly improved or maintain their property.

MEETING ADJOURNED: 8:40 p.m.

Minutes prepared by Cheryl Havener