

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
September 14, 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

PREVIOUS MEETING MINUTES: Approved as written

PRESIDENT'S REPORT: Brian Goodell

- A full discussion was held concerning the status of the vote for the annexation of the proposed homes to be built on Golf Course property. The results will be discussed with the MVCC.
- Brian and Rich are working on the budget for next year.

TREASURER'S REPORT: Rich Sleep

- As of August 31st 2016 (three-fourths of our fiscal year), our financial performance has continued to track favorably to budget. The only expense category over budget is Security (by about \$5K) largely due to the guard house repair and re-roof. While the recent road sealing project was over the original estimate, it was more than offset by delaying the storm drain repair until next fiscal year - assuming we ever receive the final City of Kent inspection report. Our YTD operating fund results are posted at the MVMA office (bulletin board) and are also available from the Quick Books accounting system.
- Our annual Capital Fund transactions were successfully finalized and cleared. Our fiscal year 2014/15 tax return was processed by the IRS. As per the prior year, we filed on the full 1120 (regular corporate basis) which resulted in a lower tax result compared to a 1120 – H (Homeowners Association) basis. Including a marginal late charge, our actual tax was \$5,676.29 last year. We received (and deposited) a refund of \$4,289.71. After reviewing with Shannon & Associates, we will likely prepay about \$5K to the U.S. Treasury for our current fiscal year taxes.
- In other matters, I am continuing to prepare to initiate the ACH Debit (Direct Payment) program with our bank for homeowner dues for those who opt for this service. Brian and I are starting the annual budget process and will need estimates for new items and projects. I will call Mike Rucker for assistance to post the year-end adjustments from the CPA firm and clean up some other items in Quick Books.

COMMITTEE REPORTS:

MVCC: Bill Naubert

- Discussed the annexation vote for the homes to be built along hole #4 – under President's report.

GUARD HOUSE/AV SYSTEMS: Jim Stott

- Received a bid back from PCS; it is the same.

FACILITIES: Jack Ottini

- The gate that was installed by the Sewer District in our fence between Lot 293 and 294 has been removed and restored to its original condition. The red bark was also removed.
- Storm drain work; one catch basin is being repaired next to Lot 193 and a small hole in the blacktop in front of Lot 266 is being repaired.
- Purchasing two 4x4 posts for stop sign posts that have been damaged. Seven reflectors have been replaced. All lights have been checked at the main entrance.
- Tree branches were pruned away from seven street lights to give better visibility on the streets at night.
- Kim asked to have the camera lenses cleaned at the north and south gates; this will be done next week.

COMMON PROPERTIES: Jack Ottini

- An E-Z lift machine was used 3 1/2 days to prune all trees and bushes above eight feet high on all common properties. Trent ran the equipment. I moved the traffic cones and held the sign to slow down the traffic.
- A tree and three stumps were removed on 240th east of our north gate.
- Work on the creek north of SE 243rd Place by the City of Kent was supposed to start September 1st. Getting all the permits has caused the delay.
- Trent will be doing extra work on the hillside on 144th SE – cleaning brush out. More plants will be added this fall.
- Working with Kent and Water District #111 about the sidewalk on 240th. Trying to set up a meeting after making many phone calls.
- Discussed the old card reader frame work at the north and south gate. It was decided to paint and not remove them. It allows for some extra safety from cars for the children waiting for a bus.

SECURITY: Sam Shirley

- Lot 38 homeowner will be contacted concerning an abandoned car on the street. If it is not removed, Brian will send a letter. Security report detailing the car is attached in file.
- Blood was found on the ground and on one of the green boxes, we are trying to determine who was jumping the fence.
- There was an accident during the first rain storm; a car hit the rock across from the 13th green.
- Amazon has been driving much too fast and careless in the community; Jan will go to the distribution center in Kent and discuss these issues with the manager. A detailed Security report is attached in file.

ARCHITECTURAL: Jan Lewis

- The blue tarp house has been sold; the other fire house is in need of landscape maintenance.
- Are finding more outbuildings that need to be addressed.
- Lot 216 needs yard maintenance.

MEETING ADJOURNED: 8:58 p.m.

Minutes prepared by Cheryl Havener