

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
April 12, 2017

CALLED TO ORDER BY PRESIDENT Jack Ottini at 7:05 p.m.

ATTENDANCE: Jack Ottini, Jan Lewis, Jim Stott, Rich Sleep, Sam Shirley, and Mike Atwood
Absent: Cheryl Havener

Guests: Kim Sharrah–MVMA Security Site Supervisor, Kris Undsderfur – SharkByteTech LLC, Brian Goodell, and Darlene McCallum

NEW BUSINESS:

- Guests were introduced by Jan Lewis and with an overview from Jim Stott and Jan of an informational visit to 25/7 Security in Tukwila a few weeks prior along with Kris Undsderfur. Kris reported on the initial assessment she had made of our computers, monitors, and cameras at all gates. The systems currently are not or soon to be not supported by manufacturers, old/out of date firewalls, virus protection. Kim reported outages, drop-outs and the need to have updated equipment to keep up with traffic/guests/club activities and ownership activities.
- After discussion, M/S/P to accept a one year contract with SharkByteTech, LLC to assess, update, improve, and consolidate technology in the Guardhouse. She will prepare a contract for activation prior to next month's meeting.

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Rich Sleep

- In the first four months of our 2016/17 fiscal year, both revenues and expenses have tracked favorably to budget. However, this is again mostly due to timing differences and not indicative of anticipated full-year results. Homeowner annual fee collection is nearly complete, with all but a couple paid or paying. We used a firm April 1st cut-off for disabling remotes for unresponsive homeowners. Only two homeowners remain with disabled remotes. The March YTD Operating Fund financial report is posted at the MVMA office and available from Quick Books.
- We remain pending for our CPAs (Shannon and Associates) to complete our fiscal 2015/16 tax filing. We made our 2016 contribution to the long-term capital fund in Vanguard and plan to have our Investment Committee meeting in May.
- After discussion, M/S/P to increase the lien fee charge to \$300.

COMMITTEE REPORTS:

SECURITY: Sam Shirley

- There are ongoing issues with Lot 176 owner's grandson.
- A dog was loose near the south gate. Animal Control was called; the dog was picked up and taken to the shelter.

FACILITIES: Jack Ottini / Mike Atwood

- Waiting for the 3rd bid for the cleaning and repair of the storm drains. When received, the Board will award the bid.
- Had three reports of the barbwire being down on our fence. Trent has fixed two and will fix the last one sometime in the next week.
- All gates are working except the north inbound gate – problems with the relays popping out. We have replaced the relay switches. Guardian Security will replace the green box with new and upgraded components.

COMMON PROPERTIES: Jack Ottini / Mike Atwood

- Trent and his crew are keeping all areas looking good. In May, Craig Benson will choose what color flowers to plant at the main gate.
- Mike Atwood asked about a landscape policy for common grounds and approved plantings in the community as well as homeowners. There is no policy prohibiting any property owner from planting any particular vegetation; height restrictions and views, per the DOR are enforced.

ARCHITECTURAL: Jan Lewis

- Requests for projects are picking up including: roof replacement, tree removals, exterior painting, driveway remove/replacements, and landscaping requests.

MEETING ADJOURNED: 9:05 p.m.

Minutes prepared by Cheryl Havener