

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION**  
**MONTHLY BOARD MEETING MINUTES**  
**August 9, 2017**

**CALLED TO ORDER BY PRESIDENT** Jack Ottini at 7:03 p.m.

**ATTENDANCE:** Jack Ottini, Jan Lewis, Jim Stott, Rich Sleep, Mike Atwood, and Cheryl Havener   Absent: Sam Shirley  
**Guests:** Kim Sharrah, Kim's daughter, Joanne Ottini, and Brian Goodell

**PREVIOUS MEETING MINUTES:** Approved as written

**PRESIDENT'S REPORT:** Jack Ottini

- The Country Club is working to add seven building lots on hole #4 and along 144<sup>th</sup> Avenue SE. This is on the east side of Meridian Valley, north of the golf course restroom. Discussion was held concerning the proposed land vote from the MVCC; copy of proposal is attached in file. Motion, seconded, and passed to move forward with the proposal. Information will be sent out, then a town hall meeting, and then a ballot. This will happen in September.
- Discussion was held concerning Lot 197; Motion, seconded, and passed to enforce the Parking Policy.
- September Newsletter articles should be submitted as soon as possible.

**TREASURER'S REPORT:** Rich Sleep

- The July YTD operating fund results for eight months are posted on the MVMA office bulletin board. On the expense side, we remain better than budget due to both timing differences (north gate electronics replacement and storm drain cleaning) and some real saves in several areas. We should be able to fund the non-budgeted security technology improvements through these saves in other Security, Administration and Landscaping areas. The storm drain repair project is complete (including the cleaning which was just paid in August) and the overage will be absorbed by the Capital Fund. On the revenue side, we remain marginally shy of plan mainly due to the one remaining non-paying member. Since this property appears to be in the foreclosure process, we have now filed a lien with the King County Recorder's Office.

**COMMITTEE REPORTS:**

**ARCHITECTURAL:** Jan Lewis

- Discussion was held concerning property and yard maintenance with Lot 298 and Lot 255. Also discussed was the roof situation with Lot 252 and the French drain on Lot 247.

**FACILITIES and COMMON PROPERTIES:** Jack Ottini / Mike Atwood

- Sewer line work is almost done. Replacing the cement curb and the asphalt overlay remain to be done. The fence repair and landscaping will also be done.
- All speed bumps and stop lines are being painted. All street signs have been checked and are OK.
- The fire Department performed their annual check on all our gates – they all passed.

**SECURITY:** Sam Shirley report given by Kim Sharrah

- Lot # 016 owner issues were discussed; incident report from security was reviewed, copy attached in file. Decision was made to collect all data concerning event and forward to Phil Mattern, MVMA attorney, for recommendation on appropriate action.
- A black Mercedes SUV, possible license plate # AVN2239, struck the gate earlier today. It appeared to do no damage. The club member who reported the gate hit his car, left the area before any information could be obtained. A copy of the Daily Report entry was submitted to the Board for the file.
- An update was given on the computer upgrade / system status at the gatehouse. Shark Byte Technologies –Kris Undsderfer- and RFI contractor –Larry Lillard- started the install today, and will be continuing on the project through next week. The gates, remotes, and software are all currently working. There are some issues with program sharing for the guards, and updates for the programming, that will be addressed in the next week.
- An update was given on contractors coming in early and staying late. There is no security patrol at 6:00 pm when the contractors are expected to leave. Board discussion was held; Board members will be observant of the areas that have contractor work being done. If any contractors are still on site at the 6:00 pm end time, the Board member will ask the contractor to stop working and leave for the night. Security will be notified to place the information in the Daily Report.

**MEETING ADJOURNED:** 8:50 p.m.

Minutes prepared by Cheryl Havener