

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

CALLED TO ORDER BY PRESIDENT Jack Ottini at 7:02 p.m.

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

Guests: Pat Mjelde, Jack Houser, Craig Benson, Bill Naubert, Kim Sharrah, Robin Sharrah, and Brian Goodell

PREVIOUS MEETING MINUTES: Approved as written

MVCC: Cheryl Havener

- Craig Benson distributed information concerning the Land Vote Proposal, copy in file. Discussion was held. Since Jan Lewis and Rich Sleep were not present, the Board will review the information and hold a meeting in a week when all Board members will be present.

GUARD HOUSE/AV SYSTEMS: Jim Stott

- Kim Sharrah distributed a proposal from SharkByte Tech, copy in file. Discussion was held; M/S/P to accept the Access Monitor Software Proposal. The Optional section was not approved at this time and will be reviewed again at a later date.

TREASURER'S REPORT: Rich Sleep

- The June YTD operating fund results for seven months are posted on the MVMA office bulletin board. On the expense side, we still remain better than budget mostly due to timing differences, but these are now beginning to ramp up. We should be able to fund most of our technology improvements through other saves in Security, Administration and Federal Income Taxes. The storm drain repair project is largely complete (except for the cleaning) and the overage will be absorbed by the Capital Fund. On the revenue side, we remain marginally short of plan. However, we were contacted by both of the last two delinquent homeowners. One paid the annual homeowners and late fees in full. The other is experiencing financial difficulties and has put the residence up for sale. We will presumably be paid in full during the closing process. However, if this drags out, we will also put a lien on the residence.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini / Mike Atwood

- Signed the paperwork for the installation of new Green Box at the north gate. They will also install a car counter.
- The catch basin cleaning by McDonough and Sons will be done July 18th and 19th.
- The stop lines and speed bumps are being painted.

COMMON PROPERTIES: Jack Ottini / Mike Atwood

- Papers were signed for the creek work to be done by the City of Kent.
- Barb wire was fixed in three places.
- Replaced one broken 4x4 post for street sign.

SECURITY: Sam Shirley

- Kim Sharrah informed the Board of an incident at the main gate; copy attached in file.
- There are two motorcycles that continue to speed in our community.
- We were just informed that Mr. Everett McCooey passed away in January, working on finding out the current resident.

ARCHITECTURAL: Jan Lewis – report given by Pat Mjelde

- The Architectural Committee has been busy reviewing projects from property owners, typical for this time of year: roof/gutter replacement, exterior painting, tree removal, vegetation renovation/updating.
- Despite letters sent to several property owners requesting that their landscaping be addressed and brought under control, the responses have been less than acceptable and letters with \$25 weekly fines are being levied until property owners attend to their neglected landscaping.
- The revised Policy for Detached Outdoor Living Structures/Gazebos/Pergolas was reviewed. M/S/P to accept the Policy with one change in the section concerning where they should be positioned; copy attached in file. Bob Steiner will add the Policy to the website.

MEETING ADJOURNED: 8:25 p.m.

Minutes prepared by Cheryl Havener