

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
June 14, 2017

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

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

PREVIOUS MEETING MINUTES: Approved as written

TREASURER'S REPORT: Rich Sleep

- The financial results for the first six months of our fiscal year are posted on the MVMA office bulletin board. We remain substantially better than budget mostly due to timing differences. Nevertheless, we do appear to have some additional expense room due to lower Security and Administration expenses and Federal Income Taxes. Some of this may get used for our technology improvement efforts. While the storm drain project appears to be coming in higher than expected, this project is funded by our Capital Fund and should not create an operating budget issue. On the revenue side, we are marginally short of budget due to two non-paying homeowners. If these dues remain unpaid by the end of June, we will place liens on the respective properties (gate remotes have already been disabled). This has been communicated (in writing) to the homeowners.
- Our CPAs (Shannon and Associates) completed and filed our fiscal year 2015/16 tax return. Once again, the straight corporate long-form (1120) was the best filing option. Our final tax bill was about \$1,500 better than originally estimated. We applied the overpayment against our estimated 2016/17 taxes. Additionally, we made and completed our pre-payment of current year taxes. We held our annual MVMA Investment Committee meeting on May 31st. The group reviewed the Capital Fund investment portfolio (now over \$600K) and reaffirmed our investment strategy and posture.

COMMITTEE REPORTS:

SECURITY: Sam Shirley

- A resident's car had a briefcase stolen out of his vehicle at QFC, due to information stolen precautions will be taken. Another truck had a door unlocked and items stolen at their home.
- A report on the gate hit by the SUV is attached in file.

FACILITIES: Jack Ottini / Mike Atwood

- Storm drains have all been repaired. We will clean out those on the City of Kent's list. All missing reflectors will be replaced this week. Trent will spray weeds in the curbs. All sign posts will be straightened.
- Paint has been purchased for the speed bumps and stop lines. Trent will start painting as soon as we get some extended dry weather.
- All light bulbs at the main gate have been checked.
- Guardian fixed the north gate. The inbound gate has a bad wheel and track. The outbound gate was hit by a SUV on Monday night. We have a partial plate number and the vehicle is blue.

COMMON PROPERTIES: Jack Ottini / Mike Atwood

- All areas are looking good. Flowers have been planted at the main gate and the north gate. Flowers will be planted in the pots at the main gate this week. There is some pruning to do at the south end of 144th and two or three trees to be planted.

GUARD HOUSE/AV SYSTEMS: Jim Stott

- Past Board President, Brian Goodell purchased a computer last year, still in the original packaging. Brian will deliver it to the gate house and if it is appropriate for the demands of the Access Control System, determined by Shark Byte Tech, it will be placed in-service and Brian Goodell shall be reimbursed for the purchase. If said computer is not appropriate for the identified project, Shark Byte Tech shall purchase the necessary computer, as previously proposed.
- M/S/P that we authorize \$1000 for the purchase of a replacement computer for the main gate to replace the existing computer of the Access Control system, per the recommendation of Shark Byte Tech.

MVCC: Cheryl Havener

- I will be the contact to call when the MVCC's doors are found unlocked.

ARCHITECTURAL: Jan Lewis

- Very busy June meeting; mostly exterior paint, roof replacements, and landscaping plans. Lots of letters will be going out following drive-by – mostly landscaping issues.
- Lot #252 – committee met with property owner regarding addition of attached golf cart garage and solar panel project, property owner submitted revised building plans from July 2016; newly installed roof does not match home, but does match rear of property covered deck from several years ago (Presidential TL, home is cedar shake).
- Lot #169 – cement pour – complaint by Stott, AC members followed up.
- Lot #247 – has finally begun mediation of drainage water under property, addition of landscaping retaining wall at perimeter road side of home.
- Lot #315 – nearing completion (flat roof collapsed into home).
- Lot #299 – sold to flipping company, wants remotes – NO.
- Lot #23 – return of Chevy parked on unauthorized pad.
- Lot #350 – owner came to AC June meeting in response to letter regarding landscaping/weeds/installation of doublewide gate (unauthorized).
- Lot #173 – Norm Harris – Phil Mattern
- Lot #255 – tremendous overgrowth in rear and side yards – site visit – letter going out – potential legal.
- Architecture Committee members are being assigned to projects – point of contact if issues during project process.
- Recommended adoption of language/policy – detached outdoor living structures/gazebos/ pergolas. Discussion held; policy needs to be reviewed.

PRESIDENT'S REPORT: Jack Ottini

- Rechecked properties for basketball poles in need of repair.
- Do not have an updated status on the RV issue.

- M/S/P for a temporary agreement between the City of Kent and the MVMA for access to work on the creek on the north end.

MEETING ADJOURNED: 8:10 p.m.

Minutes prepared by Cheryl Havener