

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
March 8, 2017**

**CALLED TO ORDER BY PRESIDENT** Jack Ottini at 7:00 p.m.

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

**PREVIOUS MEETING MINUTES:** Approved as written

**TREASURER'S REPORT:** Rich Sleep

- In the first completed quarter of our 2016/17 fiscal year, both revenues and expenses are tracking favorably to budget. However, this is mostly due to timing differences and not indicative of anticipated full-year results. Homeowner annual fee collection is nearly complete, with all but a handful paid or paying. We will enforce punitive measures (late fees and remote disabling) by March month-end if not in compliance. The February YTD Operating Fund financial report is posted at the MVMA office and available from Quick Books.
- We are waiting for our CPAs to complete our fiscal 2015/16 tax filing. All other year-end and beginning of year financial processes are now finalized. We will invest our 2015/16 contribution to the long-term capital fund later this month.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini / Mike Atwood

- As of today we have received two bids to repair the storm drains.
- Reflectors are being replaced and leaning sign posts fixed.
- The gas line repair at the various spots on our roads is finished and the temporary patching has all been fixed.

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

- The flowers at the main gate will coordinate with the Country Club – color theme will be purple.
- Trent will be planting 50 to 60 Leland Cypress trees along 144<sup>th</sup>.

**GUARD HOUSE/AV SYSTEMS:** Jim Stott

- A new land line phone has been purchased for the Guardhouse.
- The shed on Lot 197 will be removed as soon as the homeowner returns from vacation.

**MVCC:** Cheryl Havener

- Cheryl Havener will be replacing Bill Naubert as the MVCC representative.
- Greg Manley received an email concerning a nonresident that receives many phone calls from homeowners that should be going to the Guardhouse (same number except for the area code). Jack will handle.

**SECURITY:** Sam Shirley – abs.

**ARCHITECTURAL:** Jan Lewis

- Due to the rain and snow, projects are slow to get started, although we are receiving requests for roof replacements, siding and window replacements/upgrades; tree removals.
- Three properties have been identified as having “stored” vehicles. The committee agreed on 3/1 that two committee members will monitor the properties for the next two weeks to see if the noted vehicles indeed move. If not, letters will be sent to the property owners.
- There is one property where the owner is “storing” vehicles from her family members for an extended period of time. The property owner claims she can’t move the vehicles because she doesn’t have any keys. The owners of said vehicles are expected to return later this month. The property owner has been reminded that the storage of vehicles is prohibited by the DOR’s.
- A condo experienced a water leak that had leaked for an extended period of time (owners in Arizona for the winter). Security ultimately notified 911. Extensive damage experienced, a water restoration company is working to remedy.

**PRESIDENT’S REPORT:** Jack Ottini

- The MVCC and MVMA committee has had one meeting.
- Fifteen homeowners are being asked to trim trees.

**MEETING ADJOURNED:** 7:37 p.m.

Minutes prepared by Cheryl Havener