

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION  
MONTHLY BOARD MEETING MINUTES  
May 10, 2017**

**CALLED TO ORDER BY PRESIDENT** Jack Ottini at 6:55 p.m.

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

**PREVIOUS MEETING MINUTES:** Approved as written

**PRESIDENT’S REPORT:** Jack Ottini

- Our attorney is working on the clarifying the contract-between the MVMA and MVCC.
- Made a survey on basketball hoops that need repair or removal – 26 total.

**TREASURER’S REPORT:** Rich Sleep

- In the first five months of our 2016/17 fiscal year, both revenues and expenses have tracked favorably to budget. However, revenues are now only about \$1K better. We still have two non-paying homeowners. On the expense side, we are substantially better (\$40K) largely due to timing differences on our two major projects for the year – storm drain repair and north gate improvements. Based on the bids received for the storm drains, it appears our budgeted expense numbers are still valid. The April YTD Operating Fund financial report is posted outside the MVMA office and is also available from Quick Books.
- We are still waiting for our CPAs (Shannon and Associates) to complete our fiscal 2015/16 tax filing and advise on our 2016/17 tax pre-payments. We have scheduled our Investment Committee meeting for May 31st.

**COMMITTEE REPORTS:**

**FACILITIES:** Jack Ottini / Mike Atwood

- McDonough & Sons were awarded the contract to clean and repair our storm drain system as required by the City of Kent. They will start June 1, 2017.
- Paint was purchased for the speed bumps and stop lines. Five reflectors were replaced. Three street lights are out; we have called for repairs. The phone company made repairs to those phone cans that were damaged. Trent made repairs to the barbwire at three locations.
- The north inbound gate is acting up. A bad wheel and/or the metal track need to be replaced. Guarding Gate Co. is to give us the cost to replace the Green Box.

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

- Trent and his crew are busy with spring time work. They are pruning bushes, pulling weeds and raking bark. They will also paint the stop lines and speed bumps as soon as we get dry weather.
- Flowers have been planted at the main gate. We will buy more to plant in the cement planters.
- Received a letter from the #5 Condo Association about the landscaping along the fence on 144<sup>th</sup> Avenue.

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

**MVCC:** Cheryl Havener

- When security finds a door unlocked at the Country Club a call should be made to 1<sup>st</sup> Bob Sargent, if unable to reach him the call 2<sup>nd</sup> Greg Manley, and 3<sup>rd</sup> Carissa Simons. This information was given to Kim at Security. It was asked if they should go down the list if the call goes to voice mail. Will report back next month.

**SECURITY:** Sam Shirley – abs. no report

**ARCHITECTURAL:** Jan Lewis

- The seasonal project requests have begun in earnest: roof replacements, exterior painting; replacement windows and doors; landscape updating.
- A growing number of property owners are stating they should be exempt from established working hours: Monday – Friday 7:30a with all contractors off our community property by 6 pm. Personal conversations with homeowners who have or are attempting to violate the policy, established for the promotion of the quiet enjoyment of our community and our security, have taken place. Most property owners acknowledge the reasoning for the policy; a few others still try to go around the policy. Thanks to our security personnel, under the direction of Kim, and with support and direction from Sam Shirley, for a fair and balanced policy enforcement.
- Committee received complaints from neighbors regarding a property owner who had his working crew working on a Sunday, using power tools for removal of vegetation & pruning of trees. This particular property owner has continually expressed exemption from following the rules and demanding special treatment. Two committee members are working with the property owner.
- A property owner framed in and readied for roofing material, a pitched roof over the flat roof two car garage, without submission to the AC for consideration. Two members of the AC met with the team of contractors, after 6 pm on a Saturday night. The property owner said it was going to add value to his property and that he was not blocking any views. He didn't feel he needed to ask permission. He stated he was going to be replacing the existing roof in the next two to three weeks. When asked what product/contractor would be used, he deferred to family member who works for a local roofing company. A certified letter was sent to the homeowners requiring communication with AC for the project and roof.
- Letters sent to property owner who received permission for an attached golf cart addition to the home. The project, nearly finished, is unattached, does not have matching siding (Jan inquired and was told it is too expensive to use & hard to find) and a different roofing material than submitted. Some property owners with long-standing issues, having received letters, are taking steps to make improvements.
- Letters sent to homes with tarps on roofs. Investigating detached storage sheds. During course-side drive-around found neglected landscaping, detached shed, unknown structures/hot tubs/fencing.
- Various committee members are stepping up and sharing in the workload.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**MEETING ADJOURNED:** 8:15 p.m.

Minutes prepared by Cheryl Havener