

MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
November 8, 2017

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

ATTENDANCE: Jack Ottini, Jan Lewis, Jim Stott, Rich Sleep, Sam Shirley, Mike Atwood, and Cheryl Havener
Guests: Kim Sharrah and Kris Undsderfer

PREVIOUS MEETING MINUTES: Approved as written

PRESIDENT'S REPORT: Jack Ottini

- The next Board meeting will be December 6th.
- Working on a date for the Board Dinner – possibly January 7th.

TREASURER'S REPORT: Rich Sleep

- October YTD operating fund results (11 months of our current fiscal year) are posted on the MVMA office bulletin board. In total, both revenues and expenses are tracking to plan. The over budget cost for the storm drain repair will be absorbed by the capital fund (which essentially eliminates any contribution to the Capital Fund this year). We are funding the non-budgeted security technology improvements through saves in other Security, Administration and Landscaping areas. On the revenue side, we collected the fees from the single remaining non-paying homeowner. Even with the pending guard house sewer line repair, I believe we can move forward and upgrade the north gate exit electronics panel before fiscal year-end. The MVMA Audit/Budget committee met on Nov 7th to review the financials and take a preliminary look at the fiscal 2017/18 budget. They will be following up with some additional audit review work next week.

COMMITTEE REPORTS:

SECURITY: Sam Shirley

- Kim Sharrah, security site supervisor, gave a presentation on what the guards do on a daily basis. Kris Undsderfer, Shark Byte Tech, presented a budget proposal for our gate system; hard copy of proposal attached in file. Discussion was held concerning what the Board feels we need concerning security. Kris will obtain more bids and report back to the Board.
- Deer sightings were reported by Lot #174 and #176. An Artisan's Fair woman was verbally abusive, due to her wait to enter the premises. Uber, Lyft, Taxi, and Amazon drivers are often rude; give no last names, no address, and speak little English. Residents are not calling to notify/authorize entry.
- Having problems with residents entering the wrong way. Discussed having Security replace batteries for a fee; no decision was made.

COMMON PROPERTIES: Jack Ottini / Mike Atwood

- Trent and his crew are on top of all areas. Leaves and pruning are the main areas of work. Some tree planting along 144th Avenue S. is being done.
- Burned out lights at the main gate are being replaced.

FACILITIES: Jack Ottini / Mike Atwood

- A problem with the new control box at the north gate will be fixed tomorrow. The lock on the box will not work in order to access the controls.
- The road system was swept last Monday.
- All missing road reflectors were replaced yesterday. All signs and post were checked, no problems.

GUARD HOUSE/AV SYSTEMS: Jim Stott

- The guardhouse toilet was backed up. Rescue Rooter determined blockage was from tree roots. They temporarily cleared the blockage. Initial investigation revealed the sewer pipe from the guard house sits directly under the concrete foundation supporting one of the inbound main gates. We are seeking bids and professional advice on how best to proceed with a permanent remedy.
- Over the past several months we have replaced computer components in the guard house. The computer operating system was so old; it no longer is supported by Microsoft. Had the computer failed, we would have lost all control over access to the main and remote gates, i.e., the “clickers” would no longer have worked. We are also working with an IT consultant to improve communication, gate control and membership access roster.

MVCC: Cheryl Havener

- I will be getting a master key for the club tomorrow; then I will become the first contact to be called if security finds a door unlocked.

ARCHITECTURAL: Jan Lewis

- Normal reduction in projects submitted for consideration to the Architectural Committee although there are some projects underway that were previously approved including roof and window replacement, tree removal, landscaping, and gutter installation.
- Working hours for contractors still is a challenge, with the retirement of Security Office Bobby Davis; security site manager is working hard to secure the rotation to best serve our community. We have had some younger officers on site who have reported that the work is too hard, so the fine-tuning continues. I am still taking phone calls from homeowners who are surprised that working hours have been established. Security hands out informational pages to all contractors and homeowners. Property owners, longtime and newly arrived, challenge the working hours as being restrictive, and requests/demands for “I should be exempt” continue.
- Issue with the flooring contractor for Lot #165.

MEETING ADJOURNED: 8:43 p.m.

Minutes prepared by Cheryl Havener