

**MERIDIAN VALLEY MAINTENANCE ASSOCIATION
MONTHLY BOARD MEETING MINUTES
October 11, 2017**

CALLED TO ORDER BY PRESIDENT Jack Ottini at 7:10 p.m.

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

PREVIOUS MEETING MINUTES: Approved as written

PRESIDENT'S REPORT: Jack Ottini

- A request has been made to pass out a flyer concerning the Artisan Festival to be held at the club in November. Discussion held and request approved.
- We have one or more that are willing to run for the homeowner's Board.

TREASURER'S REPORT: Rich Sleep

- The September YTD operating fund results (10 months of our current fiscal year) are posted on the MVMA office bulletin board. On the expense side, we continue to be slightly better than budget due to a timing difference (north gate electronics replacement) as well as some saves in several areas. The over budget cost for the storm drain repair will be absorbed by the capital fund. We are funding the non-budgeted security technology improvements through these saves in other Security, Administration and Landscaping areas. On the revenue side, we remain marginally short of plan mainly due to the single remaining non-paying homeowner. However, I am now happy to report that the residence has been sold and we have received (in October) complete payment for all the related outstanding HOA, late, and lien fees. I have convened a meeting of the Audit/Budget committee on November 7th. Accordingly, I need to be advised of any special fiscal 2017/18 budget items before October month-end.

COMMITTEE REPORTS:

FACILITIES: Jack Ottini / Mike Atwood

- All fences are being checked. Barbwire has been fixed in several places.
- Sewer line near hole #11: No action with contractor to finish curb and fence. I am working with the Sewer District to get this project finished.
- Two stop signs have faded out, Trent will replace.
- A new toilet seat is needed in the guardhouse.
- The Northgate inbound green box has been replaced along with two wheels and the in ground track. We need to do the outbound green box next. The inbound Southgate is having some problems recently. Guardian is working on it.

COMMON PROPERTIES: Jack Ottini / Mike Atwood

- All is good. Trent is doing extra work along 144th Avenue and along the fence near hole #11.
- All lights that are out at the main gate are being replaced.

SECURITY: Sam Shirley

- Kim read a report concerning two residents, and one dog. Resident of lot # 134 confronted resident of lot # 233 while he was out walking his dog. According to the resident from lot # 233 he has been harassed several times by the same man, who yells at him to clean up after his dog. He feels threatened by the resident and wanted a written report on file. He stated that always carries dog refuse bags, and uses them when needed. He does not know the resident harassing him. Report on file.
- Shark Byte Technologies -Kris Undsderfer- held a discussion about cameras, picture quality, locations, and upgrades. Sam and Kim answered questions from the Board concerning needs, wants, and future upgrades. Kris is contacting RFI for a bid on the camera system upgrades, and several other contractors (yet to be determined) for bids.
- Kim read a report concerning road rage between two residents. Report on file.
- Security reported a large increase of driver's entering the North and South gates through the wrong gate, resulting in issues with wrong way drivers, and near collisions. There seems to be a large number of residents who do not believe their batteries could be causing an issue with the gates not opening for them. Jack Ottini noted that the gates have been repaired and are working correctly. A suggestion was made that security stock batteries, and for a fee of \$5 -\$10 change the batteries in resident's remotes. Kim passed around a handout showing the cost of batteries. A discussion was held, no decision was made.
- Kim read a report about an ongoing issue with an underage / unlicensed driver. This time it was the mother of the young man reporting that her son told her he was being harassed by neighbors. Report on file.
- Sam gave a report concerning the King County Animal Licensing representative and questioned the access given to her. He believes that the law was written to error on the side of the homeowner concerning trespass. He will check with several of his personal sources concerning the RCW codes and follow up next meeting, for both the King County Animal Licensing issue and the underage driver issue.

ARCHITECTURAL: Jan Lewis

- Normal for this time of year, the submitted requests for projects are reduced. Our neighbors have submitted requests for roof and window replacement, tree removal, and landscape updates.

MEETING ADJOURNED: 9:15 p.m.

Minutes prepared by Cheryl Havener