

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.
Board of Directors Meeting
May 21, 2009
MINUTES

- I. Attendance – Present: Ledee, Nichols, Lounds-Singleton
Quorum – yes; Call to order – 6:35p

- II. Brief overview of how meetings run
 - i. Go through agenda
 - ii. Handle business
 - iii. Resident comments at end of meeting and end of points of discussion prior to voting
 - iv. 3 minute limit for comments by residents

- III. Consideration of February Minutes – Motion to approve by Nichols, 2nd by Ledee; All approved.

- IV. Reports of Officers:
 - i. President: Todd Fraser – NA
 - ii. VP: Otto Ledee – Residents and visitors are not stopping for the stop sign on 81st Dr. Expressed concern for safety of residents.
 - iii. Secretary: Angela Lounds-Singleton - NA
 - iv. Treasurer: Nick Nichols - NA

- V. Committee's Reports
 - i. CCR/Landscape: Nick Nichols – Five residents are assisting this committee with lawn inspections. Weekly inspections are taking place on Tuesdays to ensure trash cans are not on the curb from Monday. Night-time parking is a violation of the Mentone bi-laws but is not unlawful since the road belongs to the county. We can encourage residents to abide by the bi-laws but we do not have legal action to take regarding this on-going issue. Many lawns have dead spots, mostly likely from the hard freezes over the winter months. Residents will be given time and encouragement to fix them.
 - ii. Financial: Karen Ledee – Presented current spread sheet of our financials.
 - iii. Playground/Recreation/Pool: Stephanie Kolb – One pavilion fan is not working. Brick on the pavilion floor needs to be repaired. Suggestions included checking for tile at a carpet and tile store and removing some tile from the outside of the pavilion. Blue tiles in the pool still need to be replaced and repaired. A pool skimmer net is missing. Letters need to be sent to homes near the recreation parking lot due to a constant issue of their guests parking in the in this lot when not visiting to use the recreation area. ISR swim instructor needs to be asked (again) to stop offering swim lessons in our pool to non-residents/homeowners.
 - iv. Social: Patsy Murray – Presented flier for upcoming potluck picnic on July 25th. The committee plans to print the flier and provide it to FCM for

distribution with the upcoming newsletter. The committee requested permission for old fashion games, live music and many fun activities. The BOD approved their request with the contingency that the music would be soft background music, to avoid upsetting residents. Motioned by Ledee, 2nd by Nichols, all approved. The committee also requested another email to be sent to residents regarding the announcement of a Mommies Group that is meeting on the first Wednesday morning for each month. The committee also asked for permission to care for the bulletin board located in the pavilion area.

- v. Welcoming Committee: Angela Lounds-Singleton – The committee has drafted a ‘Welcoming Letter’ and is seeking the approval of the BOD for distribution to new homeowners. The BOD asked for all personal information to be removed (committee member names and contact info) and for the BOD email address to be in its place. The BOD also asked for FCM information to be included.
 - vi. Architectural Review Committee (ARC):
 - a. Called to order at 6:26p by Nichols
 - b. 6825 SW 81st Street – Request to paint shutters and front door. Motion to approve by Ledee, 2nd by Lounds-Singleton, all in favor.
 - c. 7212 SW 81st Drive – Request to remove trees. Motion to approve by Lounds-Singleton, 2nd by Nichols, all in favor
 - d. 8114 SW 69th Place – Request to add a storm door to the front of the house. Motion to approve by Nichols, 2nd by Ledee, all in favor.
 - e. Adjournment – Motion to adjourn at 6:34p by Nichols; 2nd by Ledee; all in favor.
- VI. General Manager’s Report
- i. Coke machine has been installed at the pavilion. 20-25% of the price goes back to Mentone. Mentone is not be charged for the unit.
- VII. Unfinished Business:
- i. We are still waiting on the coordination of GRU, electrician and Aquatic Maintenance to all arrive at the same time at Mentone’s pool to connect the gas lines. Once this is complete, our pool heaters will be running.
 - ii. Lights at the entrance are still not working. The west entrance lights are covered by bushes. This needs to be addressed.
- VIII. New Business:
- i. NA
- IX. Homeowner Questions/Comments
- i. One resident requested we reimburse him for a CCR fine dated back in 2007. He was originally over charged by \$25 and was refunded that difference. Now he is requesting we refund the entire amount due to a technicality of the wording of the fine notice. He claims he was not planning to receive a fine nor was he planning to comply to our bi-laws by

fixing his violation until he was asked to speak to the BOD. He was never asked to speak to the BOD but was charged a fine for not complying to the bi-laws. He claims he should not have to pay the fine at all.

- X. Adjournment – Motioned by Nichols, 2nd by Ledee; All approved at 7:45p.