

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

December 15, 2011

With a quorum present, the December 15, 2011 meeting of the Mentone Board of Directors was called to order at 6:41 pm by President Patsy Murray in the Mentone Recreation Pavilion.

Directors Present: Patsy Murray (President), Dave Jenkins (Treasurer), Al Tilly (Secretary), Irv Lampert, Gil Murray, Jeremy Cook

Members Absent: Karen Ledee (Vice President), Jay Blaske

Trend Management Solutions Staff Present: Kelly Burch

Resident Comments: No residents were present.

Consideration of Minutes: No discussion. Motion to approve November 17, 2011 minutes by P. Murray, seconded by G. Murray. Approved unanimously.

Reports of Officers:

President – expressed concern about the number of Board members which will be remaining after the annual meeting in February. Lampert stated he had a number of individuals that expressed interest in Board involvement but raised the potential issue of having too many Board members from one part of the neighborhood. After limited discussion a consensus that all have an opportunity to be involved on the Board and if it works out they all are from the same block there is nothing unacceptable with that.

Vice President- (absent)

Secretary – Tilly reported he will be stepping down from the Board effective at the annual meeting in February, hence, we need someone else to take the minutes of the ARC and Board of Directors meetings starting at the annual meeting, prepare the initial versions and do the distribution for review, update based on comments, and supply to the management company to have them uploaded to the website . There being no line formed to accept the task Burch advised us that if necessary she could take the minutes and prepare the necessary documentation. No mention of additional costs for the added service were asked for or provided. Lampert stated that one of the potential new Board members in his area of the neighborhood may be willing to accept the responsibility. No motionable items presented.

Treasurer – Burch informed us the financial report was not yet finalized. Jenkins stated after a cursory review of the financials it appears we look good with where we thought we would be at this time. He also stated he would like to see the delinquent account

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information and see how we're doing from that standpoint before providing any more input.

Committee Reports:

- A. Financial – (contained in the Treasurer's Report of Officers section above). No additional report.
- B. Playground/Recreation/Pool – (no representative present and no report). Gate to pool locking mechanism is quieter but still produces an audible hum. Brief discussion, no motionable item.

Trash can in playground area has been moved. Burch stated she had received positive comments from the change.
- C. Social – (no representative present and no report). Gift cards from Target for those that return their category award signs after the home decoration judging provided to Burch.
- D. Welcoming/Love thy Neighbor – (no representative present and no report).
- E. Architectural Review/ARC – No report. Items of discussion , however, were the "sinkhole house" and what progress had been made on the ARC request for improvements. Burch gave us an update on undone items. More in CCR/Landscape section below.

General Manager's Report:

- A. CCR/Landscape: number of letters sent based on last neighborhood drive through (supplied by Burch at the meeting): 68 friendly letters, 18 thirty day notice letters, 6 fifteen day intent to fine letters, and 1 fine assessment letter. There were 35 others that had been closed and 1 fine that had been assessed. Burch also stated that a lot of the friendly letters were for grass that would be reassessed in the spring due to the winter weather conditions.

Additional discussion on the "sinkhole house" concerning progress that had been made but there is still more to do. With the progress so far and the history on this item the Board asked Burch to inform the owners we intend to fine unless the owners call for the fines committee to meet. The request for the fines committee to meet must be made within 10 days of the owners being notified we intend to fine or the fine will be levied.

"Tree trim" house discussed. We were notified some work had been done and the owner was asking for a waiver of the fines currently imposed. Some of the Board members were familiar with the situation and told us that only the very lowest branches were cut. The tree still rests on the owners house and is infringing on the adjoining property and while not being an imminent threat to the adjacent residence would cause considerable damage to the fence. After additional discussion the consensus was to maintain the fines as levied since there had been no progress on our original request. We also

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discussed other items in the yard that were not in compliance thereby establishing a standard by which the property is being maintained. Motion to deny fine waiver request by Jenkins, seconded by G. Murray, motion rejecting waiver of fine approved unanimously. Since the owner hasn't complied with prior CCR violation letters, we also asked the management company to inform the owner by letter, along with the denial of the fines waiver, that we still reserve the right to hire someone to trim the tree and to hire security for the entity doing the trimming with the ensuing cost assessed to the owner.

Unfinished Business:

- A. Review of Action items: Action items were discussed. (See separate action items list). Tennis court perimeter fence nets replacement was discussed and a motion to accept bid of \$700 to replace appropriate net areas, if Burch checks with the vendor and the cost is for replacement using the correct product to match the latest nets installed, by P. Murray, seconded by G. Murray, approved unanimously.
- B. Repainting of the Pecan Park fence was discussed. It was agreed by those that had gone to look at the latest efforts that the job was unacceptable. There was poor workmanship, if anything had been done at all, in a lot of places. Burch was asked to set up a meeting with the vendor, the management company, and with a member of the Board to walk the area and tell the vendor what our expectations are for a finished product.
- C. Mulch at east entrance area. Jamerson to do the work soon. Burch had communicated with Jamerson and he had stated it would be done this week or next. With the meeting being Thursday night and work not yet completed it appeared it would likely be next week.

New Business:

- A. Insurance company walk through of the neighborhood raised two issues that need to be addressed by the Board:
 - a. First item is an area of raised concrete near the pool entrance. This is the same area that was cut out last year due to a tree root forcing the concrete up. We had the tree root cut and concrete section replaced last year. Burch to get bids for grinding the raised area flush. Additional action will be needed next year since the underlying cause will continue.
 - b. Second item was for additional mulch under the swing sets near the pavilion. Standard calls for 12" thick mulch minimum and we have less. Doesn't appear there is "extra" mulch in other areas to supplement that under the swings so Burch was asked to get bids for supplemental mulch and placement.

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Resident Issues:

A. No residents were present.

Motion to adjourn at 7:34 pm by P. Murray, seconded by G. Murray, approved unanimously.

****Pending official Board of Director's Approval at the January 19, 2011 meeting****