

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Organizational Meeting
October 18, 2012
6:30pm

Mentone Board of Directors Organizational meeting called to order by President Irving Lampert. Quorum established.

Members Present: Irving Lampert (President), John Dickinson (Vice President), Beverly Dickinson (Secretary), Jeremy Cook (Treasurer) and Mary Opal (Board Member).

Cornerstone Management Solutions Staff Present: Kelly Burch

Homeowners Present: David Jenkins. Mr. Jenkins expressed his concerns regarding the pool heater maintenance. The new heater pump is to be installed on Wednesday. This is the 1st time the heater pump has had to be replaced. Carl is the only person available to maintain the type of heating system Mentone has. Kelly Burch will follow up monthly with Carl to make sure he is properly maintaining the system.

Consideration of Minutes: Motion by Irving Lampert to approve the September 20, 2012 meeting minutes. Beverly Dickinson 2nd the motion. The motion was unanimously approved.

Reports of Officers:

- President – Irving Lampert – No report
- Vice President – John Dickinson – No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jeremy Cook – No report.

Committee Reports:

- Financial – Jeremy Cook – Year to date, we are under budget.
- Playground, / Recreation / Pool – Angela Lounds-Singleton – No present. No report.
- Social – Debra Martinez – Not present. No report.
- Welcoming / Love They Neighbor – Debra Martinez – Not present. No report.
- Architectural Committee (ARC): No report.

General Manager's Report:

- CCR. Landscape – Kelly Burch reported 134 friendly reminders, 33 thirty-day reminders, 2 fifteen-day letters, 3 fine notifications sent. 38 cases were closed.

- Beverly Dickinson made a motion to have the yard located at 8013 67th Lane be cleaned up. Irving Lampert 2nd the motion. The motion passed unanimously.

Unfinished Business:

- Action items reviewed and updated. See attached action items.

New Business:

- Consideration and approval of the 2013 Budget. Jeremy Cook made a motion to approve. Irving Lampert 2nd the motion. The motion passed unanimously.
- Change the Mentone accounts from PNC Bank to MNS Bank with Gene Hoffler and Jeremy Cook as signers. John Dickinson made a motion to approve. Irving Lampert 2nd the motion. The motion passed unanimously.
- Continued maintenance of the jogging trail vs. paving the trail or getting rid of the trail. The Board decided to move forward with continuing to maintain the trail by having the 180 cubic yards of mulch spread at a cost of \$4,700. The money will come out of the mulch reserve. We will also get a price and recommendation on framing the trail to give it a better appearance. Jeremy Cook made a motion to approve. Beverly Dickinson 2nd the motion. The motion passed unanimously.
- Tennis court, basketball court and parking lot refinishing. Estimates were reviewed and the Board decided to have Asphalt Pro refinish the tennis & basketball court at a cost of \$9,330.00 and the parking lot at a cost of \$780.00. \$3,000.00 will be used out of the operating budget to make up the difference between the actual cost and the reserve. John Dickinson made a motion to approve. Jeremy Cook 2nd the motion. The motion passed unanimously.
- Affidavit proof of notice of the meeting was presented and accepted.

Meeting adjourned at 7:30pm.