

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Meeting
April 18, 2013
6:30pm

Mentone Board of Directors Organizational meeting called to order by President Irv Lampert at 6:30 PM. Quorum established.

Members Present: Irv Lampert (President), John Dickinson (Vice President) Beverly Dickinson (Secretary), and Mary Opel (Director).

Cornerstone Management Solutions Staff Present: Kelly Burch.

Homeowners Present: Jim Annis and Dave Jenkins.

Jim Annis presented details on the changing of the entrance light bulbs. Motion by Lampert to approve replacement of all bulbs in the metal Halide lights and in the globes at the entrances at an estimated cost of \$350.00. B. Dickinson 2nd the motion and it was unanimously approved.

Dave Jenkins also presented his opinion on the entrance lighting; some bulbs are fading and should be changed out to enhance the lighting. Dave also commented that the new pool tiles looked good and that weed control at the pool, back fence, traffic circle and other common areas is lacking and pest control around the pool is needed. Additionally, he noted that there is a light pole on 84th Street that is almost entirely covered by Virginia Creeper and light cannot radiate appropriately.

Consideration of Minutes: Motion by Lampert to approve the March 21, 2013 meeting minutes. B. 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 – Not present. No report.

Committee Reports:

- Financial – Jeremy Cook – No report.
- Playground, / Recreation / Pool – Angela Lounds-Singleton – Angela reported that there are many residents that are allowing people without a key fob into the pool, including unsupervised children. It was decided that a reminder of the pool rules should be included in the next edition of the Groundhog. Lampert requested input on whether a sand box area should be created for small children and Lounds-Singleton stated that she would ask around and report back.
- 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. 52 friendly reminders. 31 - 30 day notices. 9 -15 day notices. 7 fine notifications. 66 Closures.
- Management Contract – Burch reported Cornerstone is in the process of creating a new contract for the Board to review as the current contract expires on July 31, 2013. It was noted that the Trend contract was automatically renewed in 2012 per contract terms.

Unfinished Business:

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

New Business:

- Lampert stated that the pool contractor advised that new technology is available with regard to checking of the pool chemicals and it can be done via computer. Management was directed to get pricing on wireless internet for the pool/pavilion area to discuss this option.

Meeting adjourned at 7:54 pm.