

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Meeting
August 15, 2013
6:30pm

Mentone Board of Directors meeting called to order by President Irv Lampert at 7:02 PM.
Quorum established.

Members Present: Irv Lampert (President) Jeremy Cook (Treasurer) and Mary Opel (Director).

Member Absent: John Dickinson (Vice President) Beverly Dickinson (Secretary)

Cornerstone Management Solutions Staff Present: Kelly Burch.

Homeowners Present: None

Consideration of Minutes: Motion by Lampert to approve the July 18, 2013 meeting minutes. Opel 2nd the motion. The motion was unanimously approved.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert –Deferred to action item list.
- Vice President – John Dickinson – Not Present/No report.
- Secretary – Beverly Dickinson – Not Present/No report.
- Treasurer – Jeremy Cook – Reported that the financials look good and the Association is only overspent in a few line items. Jeremy asked management to investigate the overage in the pool maintenance expense.

Committee Reports:

- Financial – Jeremy Cook – No report.
- Playground, / Recreation / Pool – Angela Lounds-Singleton – Not 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. 58 friendly reminders. 55 - 30 day notices. 11 – 15 day notices. 8 fine notifications. 49 Closures. Cook inquired about the property located at 6523 SW 81st Street as it has been in horrible condition for quite some time. Management reported that the property had been fined twice and was very close to having a third fine imposed. The Board agreed by consensus to send notification that the work to the yard will be completed by the Association and all costs incurred will be billed to the owner of the property.

- Management Contract – Management reported that the new contract has not yet been provided for disbursement. Burch reported that she would ask when the Board could expect to see a proposal.

Unfinished Business:

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

New Business:

- None

The meeting was adjourned at 7:45 pm.