

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

Mentone Board of Directors meeting called to order by President Irv Lampert at 6:38 PM. Quorum established.

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

Cornerstone Management Solutions Staff Present: Kelly Burch.

Homeowners Present:

Consideration of Minutes: Motion by B. Dickinson to approve the June 20, 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 – No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jeremy Cook – Reported that the financials for June had not yet been closed but that the preliminary reports indicate that the Association is on track with what was budgeted and is in good shape.

Committee Reports:

- Financial – Jeremy Cook – No report.
- Playground, / Recreation / Pool – Angela Lounds-Singleton – Not present. No report
- Social – Debra Martinez – Management presented the flyer for the Ice Cream Social scheduled for Saturday, August 10, 2013.
- Welcoming / Love They Neighbor – Debra Martinez – Not present. No report.
- Architectural Committee (ARC): No report.

General Manager's Report:

- CCR. Landscape – Kelly Burch. 88 friendly reminders. 50 - 30 day notices. 10 – 15 day notices. 5 fine notifications. 75 Closures.
- Management Contract – Management reported that Cornerstone is working on creating a new management contract and that the one previously presented for consideration should be disregarded. Management also informed the Board that the current contract would remain in place month to month until a new contract was signed.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
 - AI 13-6-3. **The pavilion capola base is rotting and needs repair.**
 - AI 13-6-4. **There are several woodpecker and squirrel holes in the pavilion along with some touch up painting that needs to be repaired.**
 - AI 13-6-4. **The window in the women's restroom needs to be repaired.**
 - AI 13-6-5. **The toilet in the men's restroom runs and flushes randomly.**
- Cook made a motion to accept the bid from RLH Construction in the amount of \$830.00. It was seconded by B. Dickinson and approved unanimously.

New Business:

- Management presented an email from an owner requesting that the Association look into installing trees in the retention areas for aesthetic purposes. It was noted that St. John Water Management District would have to be contacted for approval and there is no irrigation in the retention ponds so irrigation would have to be installed to properly water any trees that would be installed. The Board reviewed the request and decided by consensus that they do not wish to incur the expense of trees or the maintenance of those trees at this time.
- Management presented an email request from the owner of 6839 SW 82nd Terrace with a request to waive the CCR fine that was applied to her account in July of 2010. Management reported that the owner did a renovation of the lawn but had not submitted a formal request to waive the fine. B. Dickinson made a motion to waive the fine as soon as the current CCR violations (weeds in the mulch beds at the road and debris stored on the left side of the house) are remedied. Lampert seconded the motion and it was approved unanimously.
- Management informed the Board that the person who handles the locking and unlocking of the bathrooms will be on vacation in August and will need someone to take over the locking and unlocking each day. Lampert made a motion to leave the bathroom doors unlocked for the time he is on vacation as none of the Board members can lock and unlock during that time. J. Dickinson seconded the motion and it was approved unanimously.

The meeting was adjourned at 7:43 pm.