

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Meeting
June 20, 2013
6:30pm

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

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

Cornerstone Management Solutions Staff Present: Kelly Burch.

Homeowners Present: David Jenkins

Consideration of Minutes: Motion by B. Dickinson to approve the May 16, 2013 meeting minutes. Opel 2nd the motion. The motion was unanimously approved.

Resident Comments: David Jenkins reported that there were several maintenance items that needed to be addressed; the volleyball court in a state of disrepair, soccer goals, pool chairs and tables may need to be replaced, capola in pavilion has wood rot, pavilion has holes that need filled, women's restroom window needs repair, men's restroom toilet runs continuously, tennis court net needs replaced and the pool ladders are missing the non-slip coating.

Reports of Officers:

- President – Irving Lampert –Deferred to action item list.
- Vice President – John Dickinson – Not present, 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 – An email dated June 5, 2013 was discussed, included in meeting packet, with regard to large groups of children dominating the pool area and violating pool rules. Lampert reported that he visited the pool area several times to look for these issues and did not see them. He also reported that he discussed this with Lounds-Singleton and they agreed that it was most likely a case of end of school year parties that caused the disturbance. Management reported that the magnets on the gate had been replaced and that people should no longer be able to kick the gate to open it.
- 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. 115 friendly reminders. 40 - 30 day notices. 8 – 15 day notices. 9 fine notifications. 53 Closures.
- Management Contract – Burch asked the Board if they had received the proposed management contract. The Board reported that they did and were reviewing it for items that would need to be negotiated. B. Dickinson asked what would happen if they did not have all items resolved prior to the July 31, 2013 contract expiration and Burch reported that Cornerstone would continue to manage on a month to month basis.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
 - Lampert provided management with a list of items that needed to be added to the Action Item List.

Due to severe weather the meeting adjourned at 6:56 pm.