

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.  
Board Meeting  
May 16, 2013  
6:30pm

Mentone Board of Directors Organizational meeting called to order by Vice President John Dickinson at 6:35 PM. Quorum established.

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

Cornerstone Management Solutions Staff Present: Kelly Burch.

Homeowners Present: Galan de las Alas

Consideration of Minutes: Motion by B. Dickinson to approve the April 18, 2013 meeting minutes. J. Dickinson 2<sup>nd</sup> the motion. The motion was unanimously approved.

Reports of Officers:

- President – Irving Lampert – Not Present. No report.
- Vice President – John Dickinson – No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jeremy Cook – Reported that the financials look in line with budget, all reserve transfers requested previously in year have been completed and the Association is doing well.

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. 103 friendly reminders. 28 - 30 day notices. 12 -15 day notices. 5 fine notifications. 41 Closures.
- Management Contract – Burch reported that she is working on the Cornerstone contract to present to the Board via email for discussion either at the next meeting or via email. It was noted that management had received an email from J. Dickinson stating that the Association did not want the contract to automatically renew as it did last year.
- Management presented letters from two homeowners, copies attached.
  - 6506 SW 80<sup>th</sup> Street – Request for waiver of administrative fees. B. Dickinson made a motion to deny the request to waive fees associated with

the delinquency and collection efforts for this account. Cook 2<sup>nd</sup> the motion and it was approved unanimously.

- 6839 SW 82<sup>nd</sup> Terrace – Request to activate pool area key fob. Management reported that there is a CCR Fine on the account and an unpaid balance that is over 90 days delinquent. The Board agreed by consensus to leave the key fob deactivated, per the Association rules, until the account is brought current noting that they would consider a waiver of the CCR Fine after receipt of a written request from the owner.

#### Unfinished Business:

- Action items reviewed and updated. See attached action items.
  - Volleyball court – J. Dickinson made a motion to approve \$1,000.00 for the installation of the previously approved equipment and directed management to contact at least two vendors for quotes with specific instructions to proceed with the installation so long as the cost is \$1,000.00 or less. B. Dickinson 2<sup>nd</sup> the motion and it was approved unanimously.

#### 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 6:50 pm.