

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
December 18, 2014
6:30pm

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

Members Present: Irving Lampert, (President) Kim Stricklan (Vice President) Michael Johnston (Treasurer) Paul Chandler (Secretary) and Mary Opel (Director).

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: George & Stephanie Kolb, Debra Martinez

Consideration of Minutes: Motion by Stricklan to approve the November 2014 minutes. Chandler 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No report.
- Vice President – Kim Stricklan – No report.
- Secretary – Paul Chandler– No report.
- Treasurer – Michael Johnston – No report.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Not present, no report.
- Social – Debra Martinez – Martinez reported that the Holiday Lighting Contest judging would take place on Monday, December 22nd and that management had emailed out the flyer to the owners and Target gift cards had been purchased for the winners. The first event for 2015 will be schedule for some time in May and the dates along with an updated flyer will be submitted prior to the event.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that letters continue to go out to new owners but that none have contacted her to receive their gift card.
- Architectural Committee (ARC) – Burch reported that an owner requested that the Association consider only allowing the use of architectural shingles on any new re-roof projects. The Board agreed by consensus that only allowing one type of shingle was too restrictive and they did not wish to pursue such a restriction.

General Manager's Report:

- CCR. Landscape – Management reported that 51 - friendly reminders, 46– 30 day violation letters, 5 – 15 day letters and 10 – fine notifications would be sent out in December. 42 items were closed and 3 homes were scheduled to be fined.
- Key Fob Deactivation – Management reported that there were no new deactivations this month.
- Owner Late Fee Waiver Requests – Burch presented requests from two owners that requested the waiver of the \$25 administration fee that was billed to their account. Stricklan made a motion to

waive the \$25 administration fee for each owner based on the circumstances. Lampert 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Fitness Equipment – The Board agreed by consensus to table the decision on fitness equipment until closer to spring.
- Pool Maintenance Contract – Send another email with the contract to Paul Chandler and Dave Jenkins for review.

New Business:

- Heating of Pool During Winter Months – Burch reported that an owner requested that the Board of Directors revisit the issue of heating the pool during the winter months. The Board agreed by consensus that heating the pool during the winter months would cause a significant increase in dues which couldn't be justified by the minimal usage it would get, therefore, no further discussion was necessary.
- Tree Removal in Common Area – The owners of 8604 SW 66th Lane presented the Board with pictures of wax myrtles that were in the common area behind their home that had been cut to the ground sometime between Sunday, December 14th and Thursday, December 18th. Burch reported that she had no knowledge of the incident and had reached out to all Mentone contractors to investigate. As the common area where the trees were placed provided a privacy and noise barrier from the traffic noise on Archer Road, the owners requested that the Association plant something to replace what was taken down. Lampert stated that he wished to view the area over the next week and Burch was directed to continue to reach out to Mentone contractors in an effort to find out who removed the trees. It was agreed by consensus that the Board would follow up with the owners within the next few weeks to propose a plan.
- The meeting was adjourned at 7:25 PM.