

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Meeting
March 20, 2014
6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:48 PM. Quorum established.

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

Guardian Association Management Staff Present: Kelly Burch and Tom Eaton.

Homeowners Present:

Consideration of Minutes: Motion by Lampert to approve the January 16, 2014 minutes. Johnston 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No Report.
- Vice President – Kim Stricklan – Requested permission from the Board of Directors to create a community newsletter to distribute to all Mentone owners. The Board consented and requested that a draft be submitted to the Board for final approval prior to distribution.
- Secretary – Paul Chandler– Not Present/No report.
- Treasurer – Michael Johnston – Johnston reported that \$6,500.00 was transferred from the retained earnings to the reserve account with \$4,000.00 placed in the “Common Area Furniture” line item and \$1,500.00 placed in the “Pool Pump” line item. The Board agreed by consensus to the distribution as outlined by Johnston.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – Angela Lounds-Singleton – Management reported that David Jenkins requested permission to chair this Committee and Angela Lounds-Singleton had no objections. Johnston made a motion to appoint David Jenkins as the chair of the Playground/Recreation/Pool Committee. Lampert 2nd the motion and it was approved unanimously.
- Social – Debra Martinez – Not present. No report.
- Welcoming / Love They Neighbor – Debra Martinez – Not present. No report.
- Architectural Committee (ARC): The violation letter that was sent to the Singletons was discussed and the information provided by the Singletons during the ARC meeting was considered. Kim made a motion to grandfather in all current play-sets, as they have not been asked to submit requests in prior years, but notify all owners

that moving forward all play-sets will be considered structures that need approval and owners will be required to submit a request for approval prior to installation per the governing documents. Lampert 2nd the motion and it was approved unanimously. Due to that decision it was noted that the violation letter that was sent to the Singleton's regarding the play-set under construction be dismissed.

General Manager's Report:

- CCR. Landscape – Management reported that 116 - friendly reminders, 96 – 30 day violation letters, 3 – 15 day letters and 2 – fine notifications would be sent out in March. 62 items were closed.
- Management reported that the Uniform Business Report was due to be filed with the state reporting the Officers for 2014. Lampert gave permission for Burch to electronically sign the document on his behalf to file the report.

Unfinished Business:

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

New Business:

- N/A

The meeting was adjourned at 7:52 PM.