

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
November 20, 2014
6:30pm

Mentone Board of Directors meeting called to order by Board Vice President, Kim Stricklan 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: David Jenkins, Debra Martinez

Consideration of Minutes: Motion by Stricklan to approve the September 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 – Jenkins reported that one of the umbrellas in the pool area is broken. Burch reported that the heater is currently down and that service had been ordered. Lampert reported that parts for the heater were necessary and that the cost would be approximately \$750 per part with 3 parts needed. Stricklan made a motion to purchase the parts needed to repair the heater using the funds from the reserve account. Lampert 2nd the motion and it was approved unanimously. The volleyball court was discussed with Jenkins recommending that the sand be smoothed out and let the grass take over the court, stake off the boundaries and have lime boundaries put down. Stricklan made a motion to approve the course of action detailed above. It was 2nd by Chandler and approve unanimously.
- Social – Debra Martinez – Martinez reported that the Holiday decorating contest was tentatively scheduled for 12/22 with a family outside of Mentone judging all decorations. The date will be confirmed and Martinez will provide the flyer and dates to be emailed to Burch. Additionally, the Committee is working on dates for 2015 events. Martinez and Jenkins thanked the Board for the additional precautions at Halloween, they felt that the crowds were much more calm and respectful than in previous years.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that letters have gone out and there are still adequate supplies for future mailings.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 51 - friendly reminders, 43– 30 day violation letters, 13 – 15 day letters and 12 – fine notifications would be sent out in November. 62 items were closed and 2 homes were scheduled to be fined.
- Key Fob Deactivation – Management reported that there were no new deactivations this month.
- Owner Reimbursement Request – Burch presented a request from a Pecan Park owner who was not aware that the Association would be installing mulch and purchased their own. The owners requested reimbursement of \$100 towards the mulch that they purchased. Chandler made a motion to deny the request. Johnston 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Pool Maintenance Contract – The Board agreed by consensus that the contract should be looked at and be more detailed with the input of Karl with Aquatic Maintenance. Management was directed to have Karl continue to swipe his key fob every visit. Also, the heater should be run once a month in the winter and the date it is run should be logged. Chandler and Dave Jenkins agreed to look at the contract and provide additional language as needed to “tighten up” the contract.

New Business:

- Key Fob Programming Software – Management was directed to investigate new key fob programming software upon completion of the fence around the pool.
- Paver Pool Deck – Management provided bids from 3 companies to remove the existing pool deck and install pavers. Stricklan made a motion to approve the bid presented by Cody West Construction and request a bid for sealing of the pavers. Paul 2nd the motion and it was approved unanimously. It was noted that \$25K would be used from the Pool Deck Reserve fund and the remaining from the operating account. Management was asked to find out the specifics of what the underlayment would be and if there were any permit fees.
- The meeting was adjourned at 8:55 PM.