

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
February 19, 2015
6:30pm

Mentone Board of Directors meeting called to order by Board Vice President, Kim Stricklan at 6:40 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: Tom Eaton

Homeowners Present: David Jenkins, Jacob Robinson, John Stricklan

Consideration of Minutes: Motion by Stricklan to approve the January 2015 minutes. Chandler 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – Lampert reported his inspection of the brick entrance wall found that only the front had been pressure washed. Lampert discussed the need for cleaning of interior with the contractor who was under the impression that only the exterior was to be cleaned. Stricklan made a motion that Mr. Eaton hold final payment until Mrs. Burch returned from vacation and provided clarification on scope of work and released payment. It was 2nd by Chandler and approved unanimously. Lampert also requested that the Board allow the contractor replacing the tiles around the perimeter of the pool to order 3 additional boxes of tile for future replacement as the manufacturer no longer makes the color that will be installed. Stricklan motioned to purchase 3 additional boxes as requested. It was 2nd by Lampert and approved unanimously.
- Vice President – Kim Stricklan – No report.
- Secretary – Paul Chandler– Expressed concern over the pitch of the pool deck as it runs towards the pavilion. Stricklan made a motion that no money be paid until the pitch is fixed. Paul 2nd the motion and it was approved unanimously.
- Treasurer – Michael Johnston – No report.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Request an update on the pool heater. Mr. Eaton stated that he was unsure and would have to defer to Mrs. Burch when she returned from vacation.
- Social – Debra Martinez – List of tentative event dates provided, attached to meeting packet.
- Welcoming / Love They Neighbor – Debra Martinez – Letters being sent out as Burch provides the new owner report each month.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 78 - friendly reminders, 70– 30 day violation letters, 9 – 15 day letters and 9 – fine notifications would be sent out in January. 53 items were closed.
 - Management recommended that the Association notify the owners of 8609 SW 66th Lane and 6832 SW 81st Street that the Association plans to have work done to the property and will bill the property owner for all costs incurred as the properties will not comply with covenants after being fined. Stricklan made a motion to proceed with management's recommendation. Chandler 2nd the motion and it was approved unanimously.
- Key Fob Deactivation – Management reported that there were new deactivations this month, report in meeting packet. Stricklan made a motion to deactivate fobs for all accounts over 90 delinquent. Johnston 2nd the motion and it was approved unanimously.
- Late Fee Waiver Request - Management presented a request from 6801 SW 80th Drive for a request to waive interest, administrative fees and attorney fees as payments were made through online billpay to previous management company and were returned to sender. Stricklan made a motion to deny the request. It was seconded by Chandler and approved unanimously.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Volleyball Court/Fitness Equipment – Tabled until March Meeting.

New Business:

- Nomination and Election of Officers – Stricklan made a motion to nominate Irving Lampert as President, Paul Chandler as Vice President, Kim Stricklan as Secretary and Michael as Treasurer. It was 2nd by Chandler and approved unanimously.
- Entrance Median Globe Lighting - Tabled
- The meeting was adjourned at 7:30 PM.