

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

July 16, 2015

6:30pm

Mentone Board of Directors meeting called to order by Board Vice President, Paul Chandler at 6:32 PM. Quorum established.

Members Present: Paul Chandler (Vice - President), Kim Stricklan (Secretary) Jacob Robinson (Treasurer) and Mary Opel (Director).

Member Absent: Irving Lampert, (President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Debra Martinez

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

Resident Comments:

Reports of Officers:

- President – Irving Lampert – Not Present, No report
- Vice President – Paul Chandler – No report
- Secretary – Kim Stricklan– Stricklan reported that over the 4th of July holiday the Mentone Facebook page had a post that was removed due to profanity and name calling. Stricklan proposed changing the group information to include rules which inform owners that posts which include profanity and name calling will be deleted and those members that use profanity will be blocked from the group. Stricklan will email proposed language to the Board for approval. It was also discussed that another administrator is needed.
- Treasurer – No report.

Committee Reports:

- Financial– Dave Jenkins – Not present, no report.
- Playground, / Recreation / Pool – David Jenkins – Not present, no report
 - Management reported that a leak was found in the fiberglass tank of the Kiddie pool and the repair company would be out Wednesday morning to begin the repair and check the remainder of the tank for any additional leaks.
- Social – Debra Martinez – Debra reported that the Committee is working on the Ice Cream social for August 8th. Burch presented the flyer for approval from the Board which was granted.
- Welcoming / Love They Neighbor – Debra Martinez – Debra reported that she continues to send out letters each month as she receives the new report from management and that June was a busy month.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that there were 100 - friendly reminders, 38– 30 day violation letters, 3 – 15 day letters and 2 – fine notifications would be sent out in July. 31 items were closed.

- Key Fob Deactivation –Stricklan made a motion to deactivate fobs for all accounts over 90 days delinquent. Chandler 2nd the motion and it was approved unanimously.
- Waiver of Fines
 - 6801 SW 80th Drive – Chandler made a motion to deny the request to waive attorney fees, administrative fees, interest and other fees charged to the account due to late payment as the Association made every attempt to notify the owner of the correct address to mail payments. Stricklan 2nd the motion and it was approved unanimously.
 - 6922 SW 85th Terrace – Chandler made a motion to deny the request to waive the administrative fee and interest. Robinson 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

N/A

- The meeting was adjourned at 7:05 PM.