

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

June 16, 2016

6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:31 PM. Quorum established.

Members Present: Irving Lampert, (President), John Kaercher (Secretary), Mary Opel (Director) and Jacob Robinson (Treasurer)

Member Absent: Paul Chandler (Vice - President), John Storey (Director).

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Dave Jenkins, Debra Martinez and Jennifer Rogan.

Consideration of Minutes: Lampert made a motion to approve the April 2016 meeting minutes as written. Robinson 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert: Lampert reported that he has purchased all of the materials needed for construction of the new soccer goal and expects that it will be ready for installation in one week.
- Vice President – Paul Chandler: No Present, No Report
- Secretary – John Kaercher: Kaercher reported that there are cracks throughout the basketball and tennis court. Management was asked to look into the cost for crack filling and an overlay.
- Treasurer – Jacob Robinson: No Report

Committee Reports:

- Financial– Dave Jenkins – No Report.
- Playground, / Recreation / Pool – Dave Jenkins – Jenkins reported that the weeds in the pool area still have not been addressed. Burch reported that the lawn maintenance company recommends that several hedges be removed due to infestation of weeds. The Board agreed by consensus that hedges should be removed and replaced and that the lawn maintenance company should replace them at no cost to the Association. Management was also directed to stress to the lawn company that attention to detail has been lacking and is required.
- Social – Debra Martinez – Martinez reported that the Committee is planning the Ice Cream Social for August.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that she continues to send out letters as she gets the New Owner Report from Burch monthly. She has not been contacted in June for a gift card.
- Architectural Committee (ARC)

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 128 friendly reminder letters, 78 – 30-day violation letters, 23 -15 day letters and 7 fine notifications going out in June. 66 violations were closed. Additionally, Burch recommended that the Association have work done at 6842 SW 83rd

Terrace and 8038 SW 67th Road and bill the owner for the expense as the CCR process is not effective for these properties. The Board agreed by consensus to have the work performed and the owner bill for all expenses incurred.

- Key Fob Deactivation –Lampert made a motion to deactivate all fobs for properties that had a balance over 90 days' delinquent. Robinson 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, attached.
- 6922 SW 85th Terrace – Request to waive attorney fees: Robinson made a motion to advise the attorney that no additional work should be done on the file with the exception of releasing the lien once fees are paid and the Board would work with owner to establish a payment plan with the owner within the next thirty (30) days to bring the account current prior to January of 2017. It was 2nd by Lampert and approved unanimously.

New Business: N/A

- The meeting was adjourned at 7:45 PM.