

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
November 17, 2016
6:30pm

Mentone Board of Directors meeting called to order by Board President Irving Lampert at 6:30 PM.
Quorum established.

Members Present: Irving Lampert, (President), Paul Chandler (Vice – President), Mary Opel (Director) and John Storey (Director).

Member Absent: Jacob Robinson (Treasurer)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Debra Martinez, Dave Jenkins, Rosamaria Aguilar

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

Resident Comments: Mrs. Aguilar stated that she has received several CCR letters and she believes that the Association standards are too strict. She also stated that she visited each of the Board Members homes and that she commends them for the appearance of their property as they are magnificent, however, her tenants work and she believes that the Association should take that into consideration before sending notices and imposing fines. Lampert explained that the documents require that all owners maintain their properties to keep up property values and the covenants must be enforced uniformly.

Reports of Officers:

- President – Irving Lampert: Lampert recommended a French drain system for the area of standing water outside of the pool gate. Burch reported that she had received a bid in the amount of \$1,960.00 from Asphalt Pro to remove all the concrete, grind the tree roots and re-install it with the proper slope so that water would flow to the existing drain in the parking lot. The work would take care of the standing water and existing trip hazards in the area. Lampert made a motion to approve the bid. Chandler 2nd the motion and it was approved unanimously.
- Vice President – Paul Chandler: Chandler reported that he has seen grass and weeds growing through the pavers in the pool area and would like Burch to communicate with the landscape company that additional attention to detail is necessary in that area.
- Secretary – N/A
- Treasurer – Jacob Robinson: Not Present, No Report
- Board Member – John Storey: No Report.

Committee Reports:

- Financial– Dave Jenkins – No Report
- Playground, / Recreation / Pool – Dave Jenkins – It was requested that the pool heater be kept on longer into the winter. The Board decided by consensus to keep the week after Thanksgiving as the turn off timeframe unless an unusual warming trend took place.
- Social – Debra Martinez – Martinez reported that the Halloween Event was successful. The community was helpful with placing the stakes and picking them up immediately after the event. The Holiday Decorating event flyer had been sent to Burch. The judging date had been selected for December 19th. Martinez will decorate the entrances the first part of December.

- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that one new owner letter had gone out and the winter newsletter had been sent to Burch for distribution.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 67 friendly reminder letters, 127 – 30-day violation letters, 20 -15 day letters, 22 fine notifications in September. 73 violations were closed.
- Key Fob Deactivation –Chandler made a motion to deactivate all key fobs for accounts that were 90 days or more delinquent. Lampert 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, updated version attached.

New Business:

Board Member Appointment: Lampert made a motion to appoint Kim Stricklan as a member of the Board of Directors. Chandler 2nd the motion and it was approved unanimously.

- The meeting was adjourned at 7:30 PM.