

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
November 16, 2017  
6:30 PM

Mentone Board of Directors meeting called to order by Vice President Paul Chandler at 6:31 PM. Quorum established.

Members Present: John Storey (Secretary) Mary Opel (Director), Mackenzie Peil (Director)

Member Absent: President Irving Lampert & Kim Stricklan (Director)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Erin McCombie, Jason Reddy

Consideration of Minutes: Chandler made a motion to approve the October 19, 2017 meeting minutes as written. Opel seconded the motion and it was approved unanimously.

Resident Comments: None

Reports of Officers:

- President – Irving Lampert: Not Present, No Report.
- Vice President – Paul Chandler: Chandler reported that the front entrance looks very nice with the mowing of the GRU property along Archer Road and he believes that we should continue to include that service in the annual contract with the lawn company.
- Secretary – John Storey: Storey reported that the main AT&T box that was holding up the release of services throughout Mentone was repaired, however, he still didn't know when service would be made available to residents.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Not present, No Report.
- \*Playground, / Recreation / Pool – Dave Jenkins: Not Present. Burch reported that the pump in the Kiddie Pool was down and needed new seals and bearings. Karl also recommended replacing the seals and bearings in the main pool pump as well while the pool wasn't in use. The total cost was \$1,200.00. Chandler made a motion to approve the pool pump repairs as noted. It was 2<sup>nd</sup> by Opel and approved unanimously. Burch also reported that one of the frequent lap swimmers requested that the pool heater be allowed to stay on for an additional two weeks after Thanksgiving as the weather has been warm enough. The Board agreed by consensus to allow the heater to remain on until 12/10/17.
- Social – Debra Martinez – Martinez was not present but sent a report with Burch that the Halloween Event was successful and well attended. Pictures and updates had been posted on the Mentone Facebook page. The Halloween House Decorating Contest was a big success and signs were posted for all to see. The off-duty Deputies worked out well again for Halloween, the Committee would like to continue to have them in future years. The only recommendation for Halloween night would be to post "Exit" signs in the community to help people leave the neighborhood. The yard sale signs were posted and collected after the event. Debra plans to decorate the entrances again unless there are other volunteers. Chandler volunteered to help her with the decorations. The Holiday House Decoration Contest was scheduled and 6 - \$25 gift cards

from a Home Improvement store will be needed prior to the week of 12/25 to provide to the winners.

- Welcoming / Love They Neighbor – Debra Martinez – Martinez was not present but sent a report with Burch that two new welcome letters were sent out in November.
- CCR/Landscape Review: Mackenzie Peil: Peil – Peil reported that many of the open violations were taken care of when the Committee completed the last inspection and will send the report to Burch.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – There were 120 Friendly letters and 58 violation letters sent out in November. There were 46 15-day and 13 Fine Notification letters sent to the CCR/Landscape Committee to review.
- Key Fob Deactivation – Chandler made a motion to deactivate all key fobs on accounts that had a balance 90 days or more past due. It was seconded by Storey and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: None

There being no further business, the meeting was adjourned at 7:15 PM.