

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

July 20, 2017

6:30 PM

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

Members Present: Irving Lampert, (President), Paul Chandler (Vice President), Mary Opel (Director), Mackenzie Peil and Kim Stricklan (Director)

Member Absent: John Storey (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Tena Canter & David Jenkins

Consideration of Minutes: Lampert made a motion to approve the June 15, 2017 meeting minutes as written. Stricklan 2nd the motion and it was approved unanimously.

Resident Comments: Dave Jenkins requested that CCR enforcement procedures be increased as some owners/residents have figured out that drive-throughs are conducted on specific dates and maintain their properties the weekend prior but at no other times. Dave suggested that violation letters be allowed to be sent outside of the drive-through sequence for gross violations of the covenants. Stricklan made a motion that if an owner or resident sent a complaint to management that was a gross violation of the covenants, management was to send the complaint to the Chair of the CCR/Landscape Committee for direction on whether to send a violation letter to the owner and if so, whether to send a 15-day notice or a fine notification. Lampert 2nd the motion and it was approved unanimously.

Dave Jenkins also reported that the weeds in the pool area was also not being kept up properly and the landscape committee needed to do something to get it under control.

Reports of Officers:

- President – Irving Lampert: No Report
- Vice President – Paul Chandler: Chandler requested that the GRU property along the front of the brick wall at Archer Road be mowed. Burch reported that J.M. & Associates was to mow it at the next visit. Stricklan directed management to request that J.M. & Associates not bill for the mowing as they have not been mowing the soccer field.
- Secretary –John Storey – Not Present. No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: No Report.
- Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that there are several chairs that need to be re-strapped and one of the foundation bricks at the steps is leaning into the pool.
- Social – Debra Martinez – Martinez was not present but sent the Ice Cream Social flyer with Burch to present to the Board. The social has been scheduled for Saturday, August 12th.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez was not present but sent information with Burch that there were 10 new homeowners and all had been mailed letter.
- CCR/Landscape Review: Mackenzie Peil: Peil - No Report.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 98 friendly reminder letters, 49 – 30-day violation letters to be sent out. 35 -15-day letters and 7 Fine Notifications would be sent to the CCR Review Committee to look at in July. 54 violations were closed. The CCR/Landscape Committee approved 24 – 15- day letters and 4 fine notification from the list that was sent to them in June.
- Key Fob Deactivation – Stricklan made a motion to deactivate all fobs with a balance over 90 days. Chandler 2nd the motion and it was approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: N/A

There being no further business, the meeting was adjourned at 7:22 PM.