

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
January 18, 2018
6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:36 PM. Quorum established.

Members Present: Irving Lampert (President), John Storey (Secretary), Mary Opel (Director), Mackenzie Peil (Director) & Kim Stricklan (Director)

Member Absent: Paul Chandler (Vice President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: John Stricklan

Consideration of Minutes: Lampert made a motion to approve the December 21st, 2017 meeting minutes as written. Stricklan seconded the motion and it was approved unanimously.

Resident Comments: None

Reports of Officers:

- President – Irving Lampert: No Report.
- Vice President – Paul Chandler: Not Present, No Report.
- Secretary –John Storey: No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Not present, No Report.
- *Playground, / Recreation / Pool – Dave Jenkins: Not Present. Stricklan reported that Karl notified her that the pool heater had been turned on for 30 minutes to clean the burners and it functioned properly.
- Social – Debra Martinez – Not Present, No Report.
- Welcoming / Love They Neighbor – Debra Martinez – Not Present, No Report.
- CCR/Landscape Review: Mackenzie Peil: Peil – Peil reported that she had not received the report. Burch stated that it should be sent in the next week.
- Architectural Committee (ARC) –

General Manager's Report:

CCR. Landscape – There were 81 Friendly letters and 53 violation letters sent out in January. There were 65 15-day and 5 Fine Notification letters sent to the CCR/Landscape Committee to review. There were 91 violations closed. There were no requests for notices sent to the Committee from the December inspection as the notices from the Committee's last inspection did not go out until early December.

- Burch reported that an electrician had been out to service the lamp post in the island at the eastern entrance several times. DJ with Commercial Gates & Electric joined via conference call to explain to the Board that several there were several junctions in the wiring in the lamp post and there were shorts in the wiring that were causing the outages in the lamp along with the outages on the light for the sign as they are run on the same photocell. Kelly presented a proposal from Commercial Gates & Electric to replace the lamp posts at both

entrances and rewire from the panel to the post. The Board requested the specs for the lamps posts be sent via email prior to the approval of the proposal.

- Burch reported the Annual Meeting was scheduled for the February meeting and that a notice would be sent out to all owners which notified them of the meeting and requested that anyone who wished to join the Board submit a candidate information sheet to be considered by the Board.
- Key Fob Deactivation – Stricklan 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 6:45 PM.