

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
February 15, 2018
6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:40 PM. Quorum established.

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

Member Absent: John Storey (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Homeowners present signed in.

Consideration of Minutes: Lampert made a motion to approve the January 18, 2018 meeting minutes as written. Peil seconded the motion and it was approved unanimously.

Resident Comments: Mr. Kelley, Mr. Linzmeyer & Mr. Ramsammy requested an update from the Board on the status of a legal opinion regarding what appeared to a group home under construction at 7122 SW 84th Way. The Board reported that there had been discussion with the Association attorney and further discussion was necessary to clarify several issues. There were many suggestions provided by the owners including that a residential lease can only be 364 days, however, the lease for the property in question signed a three-year lease. Additionally, it was questioned whether the Association could fine the property up to \$100.00 per day for the violation of the existing covenants. Burch provided the Board of Directors with available dates that Association attorney Julie Naim was available to meet with the Board of Directors and the Board chose Monday, February 19th at 3:00 PM.

Reports of Officers:

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

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that in the November 30th financials there was \$30K in the General Reserve Fund, however, in the most recent financial report there was nothing in the General Reserve Fund. Burch explained that the reported referenced was the Statement of Reserves which reflected the income and expenses throughout the year as well as the balance of the account. She also explained that at the end of each year as it is closed out in the system, the income and expenses are cleared, and a journal entry must be done to move the funds that were shown as income for the year to the equity on the balance sheet. That journal entry had not yet been completed as the year had not been closed completely.
- *Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that the netting on one of the soccer goals needed stretching. Burch asked Dave to send link of the site that he purchased that nets from to her and Irv for size reference. The Board agreed by consensus that the best date to turn on the pool heater was March 5th.
- Social – Debra Martinez – Not Present, No Report.

- Welcoming / Love They Neighbor – Debra Martinez – Not Present, No Report.
- CCR/Landscape Review: Mackenzie Peil: Peil – Burch reported that she would include information such how many notice and what type of notice each owner had previously received.
- Architectural Committee (ARC) –

General Manager's Report:

CCR. Landscape – The regular inspection in February did not take place due to rain and illness the week of the regular inspection. The focus of the inspection the month of February was on the list to be provided to the CCR/Landscape Committee.

- 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 Peil and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.
- Lighting at Eastern Entrance: Burch provided photos and spec sheets on lamps for the island at the eastern entrance. The Board requested that Burch speak with the contractor and request something more contemporary that has a closed lamp. Additionally, Burch was asked to inquire about solar options.

New Business:

Election of Officers: Burch reported that Nalini Pandey submitted her name for the Board of Directors. The Board spoke with Mrs. Pandey regarding her desires and qualifications for candidacy. Homeowner David Jenkins objected to the appointment of Mrs. Pandey to the Board and heated discussion between Mr. Jenkins and Mrs. Pandey ensued. Stricklan made a motion to reject the application to the Board of Directors based on remarks made during the discussion. It was 2nd by Lampert and approved unanimously.

It was decided by consensus that the 2018 Officers be as follows

President – Irving Lampert

Vice President – Kim Stricklan

Secretary – Mackenzie Peil

Treasurer – John Storey

There being no further business, the meeting was adjourned at 8:16 PM.