

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
March 27, 2018
6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:31 PM. Quorum was established.

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

Member Absent: John Storey (Treasurer)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Mike Leroy & John Stricklan

Consideration of Minutes: Lampert made a motion to approve the March 15, 2018 meeting minutes as written. Opel seconded the motion and it was approved unanimously.

Resident Comments: The proposed amendments were discussed, Mike Leroy stated that there were many amendments that may not be approved by the owners who rent their properties, however, he would help the Association present the amendments to homeowner's door to door if help was needed. It was also suggested that as part of the amendments, it be included that the person that signs the lease be required to occupy the home.

Declaration Amendments:

The proposed Declaration Amendments were discussed at length. Stricklan made a motion that the person signing the lease as the "leasee/ tenant" must occupy the residence. Peil 2nd the motion and it was approved unanimously. Stricklan made a motion to increase the rental cap in the leasing amendment from twenty (20%) percent to twenty-five (25%) percent as there are currently approximately twenty-three (23%) percent rentals in the community. Peil 2nd the motion and it was approved unanimously. Stricklan made a motion to propose the amendments to the membership and schedule a Special Members Meeting for May 17th, 2018. Peil 2nd the motion and it was approved 3 to 1 with Lampert in dissent. It was decided by consensus that tenant occupying the home, the parking and garage amendments should be placed at the top of the proxy with the leasing amendments following. Peil offered to set up a google document for the cover letter that would be sent with the amendments and the proxies so that everyone could view it in real time. It was decided that the information would be mailed, emailed to those owners that had signed up to receive the information electronically and posted to the Facebook page with a fillable proxy. Stricklan and Peil offered to take proxies to the Family Fun Day Event to help obtain the necessary votes.

There being no further business, the meeting was adjourned at 8:01 PM.