

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

April 19, 2018

6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:35 PM. Quorum was established.

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

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Judy Buhmeyer, Yanitza Diaz, Mike Leroy, James McCombie, Craig Meiers, Kristen Weitzkie & John Stricklan

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

Resident Comments: James McCombie and Kristen Weitzkie stated that they heard about the amendments to the governing documents and wanted to find out what they were about. Craig Meiers stated that he wanted to find out the Boards rationale for the amendments.

Reports of Officers:

- President – Irving Lampert: No Report
- Vice President – Kim Stricklan: No Report
- Secretary – Mackenzie Peil: No Report
- Treasurer – John Storey: No Report

Committee Reports:

- Financial– Dave Jenkins: Not Present, No Report.
- \*Playground, / Recreation / Pool – Dave Jenkins: Not Present, No Report. Burch reported that she had been told by the pool contractor that the pool heater only had approximately two (2) years of useful life left. Burch requested an estimate for a new heater for budgeting purposes to ensure that the funds were available when needed. Stricklan reported that she would be working with the pool contractor to obtain information on pool heaters that could be worked on by local contractors.
- Social – Debra Martinez – Not Present, No Report. Peil reported that Family Fun Day appeared to go well from the pictures posted online and that there were several yard sales in the community on April 14<sup>th</sup>.
- Welcoming / Love They Neighbor – Debra Martinez – Not Present, No Report.
- CCR/Landscape Review: Mackenzie Peil: Peil reported that they completed the inspection of the properties that were scheduled for 15-Day and Fine Notifications on April 16<sup>th</sup> and emailed the report to Burch for letters to be sent out to owners.
- Architectural Committee (ARC) –

## General Manager's Report:

CCR. Landscape – Burch reported that there were 134 Friendly letters and 73 Violations to go out in the month of April. Additionally, per the CCR/Landscape Committee report, there were 9 15-Day letters, 15 Fine Notifications to be sent to owners as well as 4 Fines to be imposed to owner accounts.

- i. Overview of Procedure: Burch provided a proposal and overview of the CCR Process. It was suggested that the timeframe for sending out the letter from CCR/Landscape Committee be shortened from one week to three (3) business days. Burch and the Board of Directors agreed that three (3) business days was an acceptable time frame. A copy of the CCR Process is attached.
  - ii. Review of CCR Letters: Burch provided the Board with a copy of the CCR letters that were in use. Stricklan requested that the timeframe for owner compliance be shortened. It was recommended that an owner be notified with a Friendly letter, a Violation letter and then a Fine Notification. Additionally, it was recommended that owners be notified in the violation letter that they have thirty (30) days to remedy the violation and that they are responsible to notify the management company once a violation is resolved to stop daily fines from accruing once a violation has reached the stage of fines. Lampert made a motion to implement the above recommendations effective immediately. Stricklan 2<sup>nd</sup> the motion and it was approved unanimously. Management was asked to send a draft of the new notices to the Board for review prior to new notices being sent out.
- 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 2<sup>nd</sup> by Lampert and approved unanimously.
  - Waiver of Late Fees: Burch reported that the owner of 7208 SW 84<sup>th</sup> Way requested the waiver of \$.59 in interest from their account. They stated that they received a notice and mailed in a check with the exact amount due on the notice, however, they then received another notice that an additional \$.59 was due. Stricklan made a motion to waive \$.59 in interest from the account. Storey 2<sup>nd</sup> the motion and it was approved unanimously.

## Unfinished Business:

- The Action Items were reviewed and updated, attached.

## New Business:

7122 SW 84<sup>th</sup> Way: CCR Violations & Reasonable Accommodation Request: Stricklan stated that she was not ready to discuss the Reasonable Accommodation Request as she had been doing research on the subject, however, she still has some research to complete. She requested that a special meeting be scheduled to discuss the issue on Thursday, April 26, 2018. The request to remove the CCR Fines that had been assessed to the account was discussed. There was no communication from the tenant or the owner on the issues that CCR violations were issued for until the time that fines had been assessed. The owners and tenants are required to abide by the governing documents of the Association as are other homeowners and are required to submit for Architectural approval as other owners are prior to any work being commenced. Due to the lack of communication and concern for the community standards, Stricklan stated that she believed that the fines should stand. Lampert made a motion to deny the request for a waiver of the fines. Stricklan 2<sup>nd</sup> the motion and it was approved unanimously.

## Homeowner Questions/Comments

Craig Meiers requested information from the Board on what the application fee may be if the amendment allowing leases to be approved was passed. Peil stated that the Board was thinking that it would be \$0.00 right now and may need a fee if the Association decided to complete background checks on possible tenants. Meiers stated that the Association completing background checks was overreaching its duties and his main concern was that with the lease restriction amendments, young residents would give all of their rental right to the Association. He also had concerns that if the market fell property owners would not be able to rent out their homes if necessary and there would be many vacant homes in the

community. Homeowner Mike Leroy had a lengthy discussion with the other owners present about some of the issues that he has experienced with troubling tenants.

It was noted that there was a break-in at a home in the community and there had been break-ins at other communities as well. There was a detective canvassing the community throughout the week requesting any owner that had footage of the roadway to reach out to them. The Board was asked if they had ever considered placing cameras at the entrances to keep track of vehicles that come and go out of the community. It was reported that it had been discussed several times over a number of years but it had never proven cost effective.

There being no further business, the meeting was adjourned at 7:44 PM.