

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

April 26, 2018

6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:33 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: Mike Leroy, James & Erin McCombie and David Jenkins

Consideration of Minutes: Lampert made a motion to approve the April 19, 2018 meeting minutes as amended. Opel seconded the motion and it was approved unanimously.

Resident Comments: None

New Business:

7122 SW 84th Way: CCR Violations & Reasonable Accommodation Request: Stricklan recommended that Association Attorney Julie Naim be notified that the proposed letter regarding the Covenants, Conditions and Restrictions was not necessary as the management company was sending out the covenant violation notices. Stricklan also suggested that, based on research she had done, the Association had options that it could pursue and suggested that the Association deny the Request for Reasonable Accommodation that had been submitted by the renter. Lampert made a motion that the Reasonable Accommodation Request be denied. Stricklan 2nd the motion and it was approved unanimously. Burch was directed to communicate with Julie Naim on the next steps and notification to the owners and renters of the property.

Pool Heater: Stricklan reported that she was present when the pool heater repair technician was on-site and obtained information that the controller was out again. She was informed that the controller was no longer made, however, the Association could purchase a refurbished one for approximately \$1,200.00 or have one manufactured for approximately \$1,800.00. It was noted that the heater was nine (9) years old and that the typical life of that heater was only seven years. Additionally, it was noted that the weather was getting warmer and it there would only be approximately one more week of mild weather before the days were "hot" and the water was warmed significantly by the sun. Lampert made a motion to wait on the repairs to the pool heater and obtain bids on a new pool heater. Stricklan 2nd the motion and it was approved unanimously. Kim noted that she was researching a few options for new heaters. It was also noted that the best time to buy a new heater was in July as the demand for them was low. It was suggested that the Board investigate solar panels and the possibility of a radiational cooling system.

There being no further business, the meeting was adjourned at 7:20 PM.