

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

May 17, 2018

6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 7:02 PM. Quorum was established.

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

Member Absent: Mackenzie Peil (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Homeowners signed in for the Membership Meeting

Consideration of Minutes: Lampert made a motion to approve the April 26, 2018 meeting minutes as amended. Storey seconded the motion and it was approved unanimously.

Resident Comments:

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: Jenkins reported that he will begin reporting on the most recently closed month end financials at each meeting vs. the financials that are presented at the meeting as those financials presented at the meeting are not the completed financials for that month. He reported that the financials for the month of March looked good and the Association was running at a surplus for the year. Jenkins requested clarification on a few expenses for J.M & Associates which Burch provided as the cost of mulching the trail and requested that the references used for paying bills be more specific.
- \*Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that things look good overall.
- Social – Debra Martinez – Martinez reported that she sends out letters once per month as the new owner report is provided to her by the management company and she receives about a 50% response from the new owners to pick up their gift cards.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that they held a successful event in April. The next event to be held would be in August and would be the Ice Cream Social.
- CCR/Landscape Review: Mackenzie Peil: Stricklan provided a flow chart as to how the CCR process should run.
- Architectural Committee (ARC) –

#### General Manager's Report:

CCR. Landscape – Burch reported that there were 180 Friendly letters and 90 Violations to go out in the month of April. Additionally, per the CCR/Landscape Committee report, there were 29 Fine Notifications added to the CCR/Landscape Committee's spreadsheet to be reviewed.

- 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 2nd by Lampert and approved unanimously.

#### Unfinished Business:

- The Action Items were reviewed and updated, attached.

#### New Business:

7122 SW 84<sup>th</sup> Way: General discussion took place regarding current counsel, Julie Naim of McCarty, Naim, Focks and Keeter and whether the firm was the best fit for the case. Lampert and Stricklan noted that they met with another attorney, Kirstin Stinson, for a consultation and believed that she would be a better fit. Stricklan made a motion to retain Kirstin Stinson to proceed with the FHA matter related to this property. Lampert 2<sup>nd</sup> the motion and it was approved unanimously. Stricklan announced to the Board that Lampert paid the full cost of the consultation with Kirstin Stinson out of his personal funds. Stricklan made a motion that the full cost of the consultation, \$1,500.00 be reimbursed to Lampert by the Association. Storey 2<sup>nd</sup> the motion and it was approved unanimously with Lampert abstaining. Lampert discussed with the Board that Mike Leroy has been extremely helpful with providing information to the Association for the case. Lampert made a motion to appoint Mike Leroy to the Board of Directors. There was no 2<sup>nd</sup> to the motion, therefore, the motion failed.

#### Homeowner Questions/Comments

N/A

There being no further business, the meeting was adjourned at 8:00 PM.