

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

July 19, 2018

6:30 PM

Mentone Board of Directors meeting was called to order by President Irving Lampert at 6:36 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, Drew Bentley, Dr. Chronley, David Jenkins, James & Erin McCombie, John Stricklan.

Consideration of Minutes: Lampert made a motion to approve the June 21, 2018 meeting minutes as written. Stricklan` seconded the motion and it was approved unanimously.

Resident Comments: Dr. Chronley stated that he had received a CCR letter and he would appreciate it if they were emailed to him. Ms. Buhmeyer reported that many of the fire hydrants throughout the community needed to be painted and added that they had to remain a specific color per the fire department.

Reports of Officers:

- President – Irving Lampert: No Report.
- Vice President – Kim Stricklan: Kim reported that she would work with Karl (Aquatic Maintenance) and Kelly to obtain the information on new pool heaters.
- Secretary – Mackenzie Peil: Mackenzie reported that there were many items being reported on the Unofficial Mentone Facebook page; the fire hydrants need to be painted, the mailboxes need to be painted, the curbs/street gutters, storm drains and sidewalks are dirty and need to be pressure cleaned, there is a crack in the brick at the front entrance on the west entrance (east side), there is calcium buildup on the wall at both entrances, the bathroom sink in the men’s bathroom needs to be caulked.
- Treasurer – John Storey: No Report

Committee Reports:

- Financial– Dave Jenkins: Jenkins reported that the June financials indicate a 5K surplus. The largest deficit for the month was in the “Legal Fee Association” line item.
- *Playground, / Recreation / Pool – Dave Jenkins: Jenkins reported that one of the wind screen nets was ripped in the tennis court and needed to be replaced.
- Social – Debra Martinez –Not present, No report.
- Welcoming / Love They Neighbor – Debra Martinez –Not present, No report.
- CCR/Landscape Review: Mackenzie Peil: Peil requested that Kelly obtain bids for the Association to complete the necessary landscape and maintenance work at 6812 SW 81st Terrace and bill the owner for the work to be done.
- Architectural Committee (ARC) –

General Manager's Report:

CCR. Landscape – Burch reported that there were 91 violations closed, 140 Friendly letters and 79 Violations to go out in the month of June. Additionally, there were 55 Fine Notifications added to the CCR/Landscape Committee's spreadsheet to be reviewed.

- Key Fob Deactivation – Lampert made a motion to deactivate all key fobs on accounts that had a balance 90 days or more past due. It was 2nd by Stricklan and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: Jeremy Massicotte, owner of J.M. & Associates, was present to discuss current landscape issues with the Board. He reported that he was very disappointed with the performance with sprouting of the Jasmine at the entrances as he had never seen it sprout so poorly. He reported that most of sprouts that had started last year died during the winter. Jeremy suggested a chemical called fusiclimate that he researched and was reported to kill everything except Jasmine, but it may turn it yellow. The Board agreed by consensus to allow Jeremy to spray the Jasmine. Jeremy also reported that the Crepe Myrtles in Pecan Park were severely pruned as they were not growing well, however, they were sprouting very well and they would be very selective about what limbs they would allow to grow back for the health of the tree.

Homeowner Questions/Comments

N/A

There being no further business, the meeting was adjourned at 7:49 PM.