

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

July 21, 2011

With a quorum present, the July 21, 2011 meeting of the Mentone Board of Directors was called to order at 6:36 pm by Vice President Karen Ledee in the Mentone Recreation Pavilion.

Directors Present: Karen Ledee (Vice President), Dave Jenkins (Treasurer), Al Tilly (Secretary), Irv Lampert

Members Absent: Patsy Murray (President), Gil Murray

Trend Management Solutions Staff Present: Kelly Burch

Resident Comments: (no residents present)

Consideration of Minutes: No discussion. Motion to approve June 16, 2011 minutes by Jenkins, seconded by Ledee. Approved unanimously.

Reports of Officers:

President – (not present)

Vice President- (no report)

Secretary – (no report)

Treasurer – Jenkins informed us he has been working on a draft budget for 2012. Based on his initial projections quarterly dues would remain the same with the exception of the homes in the Pecan Park surcharge area. Jenkins reminded us that the surcharge in this area is for the maintenance and eventual replacement of the picket fence and the maintenance of the crepe myrtle trees. This affects 16 homes in the 341 home Mentone neighborhood. These homes have been subject to a quarterly \$25 surcharge since they were built. Based on maintenance costs, and estimate the Board obtained last year regarding replacement costs, for the fence it was immediately apparent the surcharge was woefully inadequate. Tentative budgeting would suggest a \$6 per quarter increase to the Pecan Park assessment. Discussion among the Board anticipated some resistance from the residents due to the increase. Options were discussed. For example, if the residents want the fence removed what process do we need to follow, does it need to be a majority, supermajority, or unanimous? If tree maintenance is no longer desired do we remove the trees or let individual owners maintain the trees in front of their respective yards? It was agreed that communication would be critical to properly address resident concerns. Ken Joines at TMS will provide advice, with the advice of

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counsel if deemed necessary, which addresses the anticipated objections, concerns, and options of Pecan Park residents.

Committee Reports:

- A. Financial – (partially contained in the Treasurer’s Report of Officers section above) .
2012 budget is still in its infancy and is not ready for any type of review by the Board yet. Jenkins is working to get it ready for the workshop next month.
- B. Playground/Recreation/Pool – No report.
- C. Social – Lampert raised the discussion point of educational programs for neighborhood residents. He presented options such as arts and music. An example was a single session or 4 week mini-series of presentations and discussions of orchestra instruments. In general, some programs would be more suited to children, some to families, while others would be more suited to adults. Question was raised how we could get a feel for the interest in the neighborhood. Options discussed were surveys supplied through separate mailings, mailings with the quarterly dues assessments, and/or a listserv e-mail blast. Logistics issues came up regarding response rates and effort required to tabulate. Also, surveys take time and depending on delivery method may be targeting only a small subset of potential attendees. Program funding was also discussed. It was agreed that the social committee account would be used for funding these types of activities. Lampert to discuss options for coordinating future activities with Martinez. Publicity will also be a part of this discussion since the Social Committee has been doing a fantastic job of publicizing past activities to make sure residents have an ample opportunity to learn of upcoming events in time to make plans to attend.
- D. Welcoming/Love thy Neighbor – No report.
- E. Architectural Review/ARC – No report.

General Manager’s Report:

- A. CCR/Landscape: (tally supplied after meeting via e-mail) number of letters sent based on last neighborhood drive through: 28 friendly letters, 25 thirty day notice letters, 11 fifteen day intent to fine letters, and 4 fine assessment letters. In addition, 42 others had definite signs of improvement and will be maintained on the list but will not receive any letter. Burch attributed the drastic reduction to the rains we had been getting.

One particular account was discussed concerning a resident’s steadfast refusal to adequately maintain a tree in their yard that presents an immediate hazard to their house and potential hazard should the tree be partially or totally taken down by storm. Resident has communicated to the management company that continued efforts to enforce Association guidelines will be met with legal action and not cooperation.

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Burch informed us of a new process at the management company for handling association tasks. The Company now has two managers assigned to our Association. Burch is the Principal and Ken Joines is the alternate. Burch also informed us she would in all likelihood be absent from the next meeting and therefore we would have an opportunity to see the new system at work.

Unfinished Business:

- A. Review of Action items: Action items were discussed. (See separate action items list).

Motion by Jenkins to contract with Festival Signs to replace the lettering on the two east Mentone entrance signs and repair existing lettering on both west entrance signs, to be followed up by e-mail reaffirmation after updated costs are obtained from Festival.

Seconded by Lampert. Approved unanimously.

Soccer goal pilot project test of wood anchoring system on one of the goals at a cost of \$57 with Lampert to provide labor. Motion Jenkins, second by Ledee, approved unanimously.

New Business:

- A. Pool area parking lot was discussed. Options were presented to get the lot restriped and replacement of the damaged wheelstop at the southwest corner of the lot. Installation of a new "tow" sign was also discussed. Burch to inquire from the towing company if they will stripe the lot and install the replacement sign and at what, if any, cost.
- B. Pruning of Camellias by the brick wall along the Archer Road subdivision frontage. Data was presented that since the flower buds for next year are now set on the trees that pruning now would cause a year with no flowers on the trees. Discussion ensued which concluded with a motion by Jenkins to trim now, seconded by Ledee, approved unanimously.

Resident Issues:

- A. No residents were present at this time.

Motion to adjourn at 7:30 pm by Jenkins, seconded by Ledee, approved unanimously.

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****Pending official Board of Director's Approval at the August 18, 2011 meeting****