

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Meeting
December 19, 2013
6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:30 PM

Members Present: Irving Lampert and Mary Opel. It was noted that Jeremy Cook has resigned and John and Beverly Dickinson had sold their home and were no longer members of the Association.

Cornerstone Property Solutions Staff Present: N/A – Lampert has asked that Cornerstone staff not attend the meeting.

Homeowners Present: Michael Johnston, Debra Martinez and Kim Stricklan.

Consideration of Minutes: Lampert stated that the minutes as written do not include the approval of the budget which took place at the October 17, 2013. Irv made a motion to amend the minutes of the meeting to reflect the approval of the 2014 budget as it was distributed to the membership. Mary 2nd the motion and it was approved unanimously.

Lampert stated that due to the lack of Directors there was a need to deviate the chronology of the Agenda and immediately began discussion on appointing new Directors to the Board. Lampert presented Candidate Information Sheets provided by Michael Johnston and Kim Stricklan. Lampert made a motion to appoint Johnston and Stricklan to the Board of Directors with Johnston filling the Treasurer position and Stricklan filling the Secretary position. Mary 2nd the motion and it was approved unanimously.

Reports of Officers:

- President – Irving Lampert – No Report
- Vice President – N/A
- Secretary – Kim Stricklan – No Report
- Treasurer – Michael Johnston – No Report

Committee Reports:

- Financial – Michael Johnston – No Report as he was just appointed to the Board and had not had the opportunity to review the financials.
- Playground/Recreation/Pool – Angela Lounds-Singelton – Not Present. No Report.
- Social – Debra Martinez – Debra reported that the Holiday Lighting Contest will take place on Saturday, December 21, 2013, that the award signs had been located and that the gift certificates for the winners had been purchased.
- Welcoming/Love Thy Neighbor – Debra Martinez – Debra reported that she has not received what she believes to be a full report in a few months.
- Architectural Committee (ARC) – No Report

General Managers Report:

- Cornerstone Property Solutions was not present at the meeting. Lampert discussed the dissatisfaction that he had with Cornerstone and informed the Board that he had solicited four bids from local management companies including Cornerstone. Aspects of each contract were discussed and Guardian Association Management presented information on their employees and company. After discussion, Lampert made a motion to terminate Cornerstone Property Solutions effective December 31, 2013 and sign a one year management agreement with Guardian Association Management. Stricklan 2nd the motion and it was approved unanimously.
- It was noted that Guardian will send out notices to all owners alerting them to the change in management and introducing them to the company, manager and list all new contact information. Updates to the website will also be made to update the content and the contact information.

Unfinished Business:

- Action Items – As a representative for Cornerstone was not present the action items were not available for review.

New Business:

- Bank Signatories – Lampert made a motion to remove Jeremy Cook and Eugene Haufler as signers on all Association bank accounts and replace them with Michael Johnston and Irving Lampert effective immediately. Stricklan 2nd the motion and it was approved unanimously. Lampert also made a motion to open a new operating and reserve account for Mentone with Tom Eaton, Michael Johnston and Irving Lampert as the signers on each account. Stricklan 2nd the motion and it was approved unanimously.

The meeting was adjourned at 8:06 PM.