

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.  
Board Meeting  
September 19, 2013  
6:30pm

Mentone Board of Directors meeting called to order by Secretary Bev Dickinson at 6:43 PM.  
Quorum established.

Members Present: Bev Dickinson (Secretary) Jeremy Cook (Treasurer) and Mary Opel (Director).

Member Absent: Irv Lampert (President) John Dickinson (Vice President)

Cornerstone Management Solutions Staff Present: Kelly Burch.

Homeowners Present: Galan De Las Alas and Dave Jenkins

Consideration of Minutes: Motion by Cook to approve the August 15, 2013 meeting minutes. B. Dickinson 2<sup>nd</sup> the motion. The motion was unanimously approved.

Resident Comments:

- Galan De Las Alas requested a waiver of a \$25.00 administrative fee that was charged to his account as he was out of the country and paid the fee as soon as he returned. B. Dickinson made a motion to waive the \$25.00 fee. There was no second to the motion, therefore the motion died. Cook made a motion to deny the request as the Association has already paid the administrative fee to the management company. B. Dickinson 2<sup>nd</sup> the motion and it was approved unanimously.
- Dave Jenkins noted that there was a shadowbox fence that connects to the Western Entrance that was leaning and asked management to look at it to ascertain who the fence belongs to and notify them to make the necessary repairs. He also requested that the Board have the pavilion wood rot repaired and the entire pavilion painted to help keep the wood rot at a minimum. Dave also noted that the second roundabout from the Eastern entrance did not have the same landscape as the others and asked that the landscaper be contacted to address this. He also noted that one of the lids to the pavilion trash cans was broken and asked that it be addressed.

Reports of Officers:

- President – Irving Lampert – Not Present/No Report.
- Vice President – John Dickinson – Not Present/No report.
- Secretary – Beverly Dickinson – No report.
- Treasurer – Jeremy Cook – Reported that the July financials looked good and the August financials will be reviewed as soon as they have been finalized.

Committee Reports:

- Financial – Jeremy Cook – No report.

- Playground, / Recreation / Pool – Angela Lounds-Singleton – Not present. No report
- Social – Debra Martinez – Management reported that the Halloween Event has been scheduled for October 26, 2013 from 4:00 to 7:00 PM.
- Welcoming / Love They Neighbor – Debra Martinez – Not present. No report.
- Architectural Committee (ARC): 7026 SW 85<sup>th</sup> Terrace – The Board agreed by consensus that the ARC did not give approval for this property to paint the garage door blue but only the exterior “siding”. Management was directed to send the owners a letter alerting them to this and directing them to paint the garage door back to the original color of the home, picture attached, or white as the trim currently is.

#### General Manager’s Report:

- CCR. Landscape – Kelly Burch reported that the numbers were not yet available as the inspection was done the day of the meeting due to her vacation.
  - 7138 SW 80<sup>th</sup> Terrace – Management asked for direction on how to proceed with this address as the front yard has been plugged but is not filling in very quickly. Management reported that during the drive through that was done earlier in the day, there were two additional crates of plugs in the driveway so the owners may intend to add additional plugs. The Board agreed by consensus that additional plugs should be installed and to notify the owner that they must be watered adequately to promote growth and that as long as improvement is noticeable during future inspections, the owners will not continue to receive notifications.
- Management Contract – Management reported that a request was made to Cornerstone Management for a proposal and she was told that one would be ready on Friday, September 20<sup>th</sup>. Management will forward the proposal as soon as it is made available to her.

#### Unfinished Business:

- Action items reviewed and updated. See attached action items.

#### New Business:

- Budget Workshop – Management presented the 2014 Proposed Budget for discussion. Several line items were discussed and a few changes were made. The 2014 Proposed Budget to be mailed to all owners prior to the Budget Meeting to be held in October is attached.

The meeting was adjourned at 7:41 pm.