

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.  
Board Meeting  
April 17, 2014  
6:30pm

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

Members Present: Irving Lampert (President) Kim Stricklan (Vice President) Michael Johnston (Treasurer) Paul Chandler (Secretary) and Mary Opel (Director).  
Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Jana Cervantes, Bill Kuntz, Andy Williams

Consideration of Minutes: Motion by Johnston to approve the March 20, 2014 minutes. Stricklan 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments: The residents present presented concerns over the possibility of removal of the Pecan Park white picket fence. All in attendance voiced the opposition to removal and asked that the Board look into proper maintenance and/or replacement of the fence.

Reports of Officers:

- President – Irving Lampert – No Report.
- Vice President – Kim Stricklan – Stricklan reported that the June Newsletter will contain information for Summer Safety and will include pool rules.
- Secretary – Paul Chandler– No report.
- Treasurer – Michael Johnston – Johnston stated that he is bothered by the deficit in the Pecan Park Fence Reserve and would like to use current estimates to create a future budget for this line item.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Jenkins reported that the pool furniture is not being arranged each day as was required in the contract.
- Social – Debra Martinez – Martinez provided the flyer to be distributed for the Family Fun Day Event which was scheduled for May 10, 2014. Martinez also indicated that the Social Committee needs volunteers to help with planning, setup, cleanup, etc. of all events.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that letters are going out monthly and that a few requests for the gift card have come in.
- Architectural Committee (ARC):
  - 7131 SW 80<sup>th</sup> Terrace – Shutters painted without ARC approval. Johnston reported that this home may have submitted a request to paint the shutters

in November of 2013 but no meeting was held. Management was directed to look at the November ARC agenda and all requests submitted and report the findings back to the Board.

- 7026 SW 85<sup>th</sup> Terrace – Garage door painted blue. The Board agreed by consensus that the homeowner followed the standard painting procedures when painting the garage door the color of the exterior siding as the garage was previously painted the color of the siding.
- 6744 SW 81<sup>st</sup> Terrace – Neighbor objection to play set. The Board agreed by consensus that the decision previously made to “grandfather in” the play set was appropriate and no further action regarding this play set will be taken.

#### General Manager’s Report:

- CCR. Landscape – Management reported that 125 - friendly reminders, 97 – 30 day violation letters, 13 – 15 day letters and 2 – fine notifications would be sent out in March. 61 items were closed. Management also requested permission from the Board for the Association to clean up the property located at 7129 SW 84<sup>th</sup> Way to trim all hedges, remove vines from siding, mow, edge, blow etc. one time and at 6523 SW 81<sup>st</sup> Street to trim the hedges and clean/pressure wash the eaves and driveway. The Board agreed by consensus to allow management to coordinate such.
- Management reported that the Uniform Business Report was due to be filed with the state reporting the Officers for 2014. Lampert gave permission for Burch to electronically sign the document on his behalf to file the report.

#### Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Pecan Park Fence – The Board reviewed the returned surveys and discussed the maintenance/replacement issues. Management was directed to obtain bids for a complete repair of the fence to include replacement of any rotten wood, scraping and painting the entire fence and a complete replacement of the fence using modular PVC fencing.

#### New Business:

- Waiver of interest and fees for accounts 0809, 0402 & 0332. Management presented requests from each property owner for the waiver of interest and fees. Johnston made a motion to deny the request for account 0809 due to the severe delinquency and the cost incurred by the Association and approve the request for account 0402 & 0332 due to their prompt payment history. It was 2<sup>nd</sup> by Chandler and approved unanimously.

The meeting was adjourned at 7:50 PM.