

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
October 16, 2014
6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:33 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: Janna Cervantes, Ronny Larson, David Jenkins, Debra Martinez and John Stricklan.

Consideration of Minutes: Motion by Stricklan to approve the September 2014 minutes. Lampert 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No report.
- Vice President – Kim Stricklan – No report.
- Secretary – Paul Chandler – No report.
- Treasurer – Michael Johnston – No report.

Committee Reports:

- Financial – Michael Johnston – No Report
- Playground, / Recreation / Pool – David Jenkins – Jenkins reported that a leak on a fitting on the pool heater was leaking. Burch reported that the heater had been turned off and a service technician had been called to make the necessary repairs. It was expected that the technician would be onsite Friday, October 17th or Monday, October 20th.
- Social – Debra Martinez – Martinez reported that all plans were in place for the upcoming Halloween Event.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that letters have gone out and there are still adequate supplies for future mailings.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 50 - friendly reminders, 62- 30 day violation letters, 14 – 15 day letters and 9 – fine notifications would be sent out in October. 105 items were closed and 1 home was scheduled to be fined.
- Key Fob Deactivation – Management reported that several homes were over 90 days delinquent on fees owed to the Association and that key fobs to the pool area for those properties could be deactivated. Johnston made a motion to deactivate all key fobs for those accounts that were 90 days delinquent as of the date of the meeting, report included in meeting packet. Stricklan 2nd the motion and it was approved unanimously.
- Uncollectable Accounts – Management informed the Board that there were several accounts, all for previous owners, with balances that were uncollectable, report included in meeting packet.

Johnston made a motion to write off the delinquent balances as outlined on the report provided by Burch and as recommended by counsel. It was 2nd by Stricklan and approved unanimously.

Unfinished Business:

- Action items reviewed and updated. See attached action items.
- Doggie Bag Stations: Burch reported that Jim Annis provided pricing of \$40.00 per station to install for a total cost of approximately \$200 per station. Chandler made a motion to approve the installation of 3 doggie bag stations along the trail at locations to be determined. Johnston 2nd the motion and it was approved unanimously.
- Bus Stop Update – Burch reported that there had been no new developments and that she was waiting to hear back from the County and the School Board with support.
- Volleyball court – Lampert reported that pricing would be needed on removal in installation of sand before a decision could be made. Burch passed around the pricing that had been received on outdoor fitness equipment. The Board agreed by consensus to table the discussion on the volleyball court until the other projects, wall project and pool deck replacement, were discussed and a priority list was created.

New Business:

- Lawn Contract – Bids provided by four lawn maintenance companies were presented and discussed at length. Johnston made a motion to contract with J.M. & Associates for the 2015 calendar year. Stricklan 2nd the motion and it was approved unanimously.
- Pool Deck Replacement – Burch provided bids for replacement of the pool deck, 2 for replacement with concrete and 2 for replacement with pavers. It was decided by consensus that pavers was the preferred choice and Burch was directed to obtain additional bids for final consideration at the November Board Meeting.
- 2015 Budget – The 2015 Proposed Budget was discussed at length with figures for the new lawn contract updated. Johnston made a motion to approve the budget as amended with a quarterly payment of \$138 per home and \$248.58 for those in Pecan Park. Lampert 2nd the motion and it was approved unanimously.
- Entry Landscape, Wall Project – Burch presented proposals for re-landscaping of beds along Archer Road, tree work behind the wall and repairs to the wall. Stricklan made a motion to approve the tree work with A & S Tree Service at a cost of \$2,600. It was 2nd by Chandler and approved unanimously. Stricklan made a motion to approve the landscape improvement with Ground Control at a cost of \$15,878. and wall repairs with Cody West Construction at a cost of \$24,600. using funds from the Mulch, Entrance Landscape/Sign, Interest and General Reserve Funds and the remaining from the Operating account. It was 2nd by Chandler and approved unanimously.
- The meeting was adjourned at 8:28 PM.