

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
August 20, 2015  
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) Paul Chandler (Vice - President), Kim Stricklan (Secretary) Jacob Robinson (Treasurer) and Mary Opel (Director).

Member Absent: N/A

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Dave Jenkins & John Stricklan

Consideration of Minutes: Motion by Lampert to approve the July 2015 minutes as written. Chandler 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments:

Reports of Officers:

- President – Irving Lampert – Lampert questioned how best to spread the word on good and bad contractors to Mentone homeowners. It was suggested that the Mentone Facebook page is the best forum for reviews of contractors and their services.
- Vice President – Paul Chandler – Chandler reported that a couple of the pool ladder rungs were missing. Burch reported that Aquatic Maintenance had reported the parts were in and should be in place by the end of next week.
- Secretary – Kim Stricklan– Stricklan asked if there had been any interest in the Board positions. Burch reported that no one had shown any interest through the management office. Lampert stated that he knows of two individuals that may be willing to volunteer that he will reach out to and information on the need for volunteers will be spotlighted in the Fall edition of the newsletter
- Treasurer – Jacob Robinson – Robinson reported that the lock on the Kiddie pool was gone. Burch reported that she was notified that afternoon that the chemicals took longer than anticipated to get corrected and the pool was just being opened. She would ask the lawn crew to get in the area ASAP to take care of the weeds and lawn issues as the area was inaccessible for so long.

Committee Reports:

- Financial– Dave Jenkins – No report.
- Playground, / Recreation / Pool – David Jenkins – One of the lights inside the pool has burned out, at the 4'6" depth marker and two new safety floatation rings are needed. The lines are fine but the rings are in bad shape
- Social – Debra Martinez - Not present, no report.
- Welcoming / Love They Neighbor – Debra Martinez – Not present, no report.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Burch reported that she was out sick all week and the CCR inspection was delayed. The drive through would take place on Monday, August 24, 2015 and the Board would be notified via email of the number of letters that would be sent out.

- Key Fob Deactivation – Chandler made a motion to deactivate fobs for all accounts over 90 days delinquent. Stricklan 2<sup>nd</sup> the motion and it was approved unanimously.
- Waiver of Fines
  - 7012 SW 86<sup>th</sup> Terrace – Stricklan made a motion to deny the request to waive the returned check fee on the account due as requested by the owner. Chandler 2<sup>nd</sup> the motion and it was approved unanimously.
  - 7130 SW 85<sup>th</sup> Terrace – Robinson made a motion to deny the request to waive the administrative fee and interest charged to the account as requested by the owner. Stricklan 2<sup>nd</sup> the motion and it was approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

**Halloween** – The Board agreed by consensus to hire three off duty Deputies as was done last Halloween and ask for volunteers to stake and tape the entrances and retention ponds.

- The meeting was adjourned at 7:15 PM.