

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

April 16, 2015

6:30pm

Mentone Board of Directors meeting called to order by Board President, Irv Lampert at 6:40 PM. Quorum established.

Members Present: Irving Lampert, (President) Kim Stricklan (Secretary) Jacob Robinson (Treasurer) and Mary Opel (Director).

Member Absent: Paul Chandler (Vice - President)

Guardian Association Management Staff Present: Tom Eaton

Homeowners Present: David Jenkins, Debra Martinez and John Stricklan

Consideration of Minutes: Motion by Lampert to approve the March 2015 minutes as written. Stricklan 2nd the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No report
- Vice President – Paul Chandler – No present, no report
- Secretary – Kim Stricklan– Discussed the request from Pattie Glenn to participate in putting together the Mentone newsletter. The Board agreed by consensus that an outside third party should not have direct access to the newsletter but she can submit small articles to the Board for consideration if she would like.
- Treasurer – No report.

Committee Reports:

- Financial– Dave Jenkins asked the Board to establish a Financial Committee which he would Chair. John Stricklan also volunteered to be a member of the Committee. Lampert made a motion to appoint Jenkins and J. Stricklan to the Committee with Jenkins as the Chair. It was seconded by K. Stricklan and approved unanimously.
- Playground, / Recreation / Pool – David Jenkins - Jim Annis reported that the lights around the pool and pavilion have been staying on constantly. Lampert directed management to have the lights looked at and get a cost for a new timer. Lampert also asked management to readdress the possibility of having a parking lot light installed by Clay Electric in the Pavilion parking lot.
 - Management reported that the Kiddie pool was still under construction as a leak was found after the pavers were put down. Cody West Construction has made the repair and Aquatic Maintenance is to have a leak detection company inspect the site to ensure that there are no other leaks prior to having the pavers put back down. In addition, the new depth marker that was recently put in has cracked. Cody West Construction has ordered a new one and will install it as soon as it arrives;
- Social – Debra Martinez – Debra reported that the Committee is preparing for the Family Fun Day event on April 25th.
- Welcoming / Love They Neighbor – Debra Martinez – Debra advised that she is still sending out letters each month when she receives the new owner report from Burch.
- Architectural Committee (ARC) – No Report

General Manager's Report:

- CCR. Landscape – Management reported that 99 - friendly reminders, 36– 30 day violation letters, 4 – 15 day letters and 6 – fine notifications would be sent out in April. 58 items were closed.
- Key Fob Deactivation – Management reported that there were new deactivations this month, report in meeting packet. Stricklan made a motion to deactivate fobs for all accounts over 90 days delinquent. Robinson 2nd the motion and it was approved unanimously.

Unfinished Business:

- Action items were not reviewed due to time constraints.
- Volleyball Court/Fitness Equipment – Tabled.

New Business:

- Appointment of Board Member/Treasurer: Stricklan made a motion to appoint Jacob Robinson as a member of the Board and as Treasurer. It was 2nd by Lampert and approved unanimously.
- Jeremy with J.M. & Associates was present to discuss his concerns and to go over the progress he made since beginning lawn maintenance in January 2015. Jeremy requested Board Members walk over to the retention areas with him and discuss possible solutions on April 27th. The walk through was scheduled for 8:00 AM.
- The meeting was adjourned at 7:45 PM.