MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.
Board Meeting
December 17, 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), Jacob Robinson (Treasurer) and Mary Opel (Director)
Member Absent: N/A

Guardian Association Management Staff Present: Tom Eaton

Homeowners Present: Debra Martinez

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

Resident Comments: N/A

Reports of Officers:
- President – Irving Lampert – No Report
- Vice President – No Report
- Secretary – N/A
- Treasurer – Jacob Robinson – No Report

Committee Reports:
- Financial– Dave Jenkins – Not Present/No Report
- Playground, / Recreation / Pool – Dave Jenkins – Not Present/No Report
- Social – Debra Martinez – The Holiday Lighting Contest has been scheduled for 12/22/15.
- Welcoming / Love They Neighbor – Debra Martinez – Letters are sent out as New Owner Report is received from Kelly.
- Architectural Committee (ARC) – No Report.

General Manager's Report:
- CCR. Landscape – Eaton reported that the spreadsheet had not yet been updated from the inspection done on 12/15/15. Lampert made a motion to discontinue sending CCR notices until March and the Board will discuss again at that time. Robinson 2nd the motion and it was approved unanimously.
  - Fine Waiver Request – 6636 SW 81st Terrace: Robinson made a motion to deny the request to waive the fine. Lampert 2nd the motion and it was approved unanimously.
- Key Fob Deactivation – Eaton reported that no new properties were over 90 days delinquent and scheduled to have their key fobs turned off.

Unfinished Business:
- Action items were reviewed and updated, attached.

New Business:

Vandalism in pool area: The Board agreed by consensus to add the vandalism into the next addition of the newsletter that will be sent to all owners.

- The meeting was adjourned at 6:47 PM.