

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
September 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), Kim Stricklan (Secretary) and Jacob Robinson (Treasurer).

Member Absent: Mary Opel (Director)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Dave Jenkins & John Stricklan

Consideration of Minutes: Motion by Stricklan motion to approve the August 2015 minutes as written. Chandler 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 – Kim Stricklan– Stricklan reported that she would have to resign immediately after the meeting as her focus needed to be on school. She stated that she would still volunteer to meet with other owners to stake off the entrances and retention areas on Halloween. Kim will purchase additional stakes and caution tape and send the receipt to Management for reimbursement.
- Treasurer – Jacob Robinson – Robinson reported that a couple of the Directors and Management met with Jeremy from the lawn company and looked at the irrigation system at the entrances and determined that it will need to be worked in 2016.

Committee Reports:

- Financial– Dave Jenkins – Deferred until budget workshop.
- Playground, / Recreation / Pool – David Jenkins – Flootation rings still need to be replaced but ladder steps are in place. Kelly reported that the ladders are currently loose due to the ladders coming out during the repairs to the steps. Aquatic Maintenance will have to close the pool sometime in November to make the necessary repairs and properly attach the ladders but they are safe to use. Dave suggested that Jim be involved in the discussion on how to secure the ladders to the deck.
- 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 129 - friendly reminders, 85– 30 day violation letters, 13 – 15 day letters and 3 – fine notifications would be sent out in September. 69 violations were closed.

- Key Fob Deactivation – Burch reported that one new fob needed to be deactivated. Chandler made a motion to deactivate fobs for all accounts over 90 days delinquent. Lampert 2nd the motion and it was approved unanimously.
- Waiver of Fines – N/A

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

GRU Gas Regulation Station– Phillip Lancaster with GRU was present to discuss placement of the gas regulation station proposal and the tie in necessary to service the current demand for the area. Stricklan made a motion to allow GRU to place the regulation station behind the brick wall using the existing wooden fence as the entry point and enclose with screened chain link fence. In addition, it was requested that GRU attempt to have a bike rack installed in the area that they will dig under the wall. Lampert 2nd the motion and it was approved unanimously.

Tree Removal – Management presented a bid from A&S Tree Service for the removal of 3 dead pine trees and one fallen tree on the jogging trail and raising the canopy at the pool parking lot. The Board also asked that the two Palm Trees on the basketball court be trimmed along with cutting back of the wax myrtles around the light on the southwest corner of the tennis court.

Budget Workshop – The 2016 Proposed Budget was discussed at length with several line items changed. It was decided by consensus to mail out the Proposed Budget with a base quarterly assessment of \$154.00 per home and Pecan Park quarterly assessment of \$263.96 per home.

- The meeting was adjourned at 8:00 PM.