

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
February 18, 2016  
6:30pm

Mentone Board of Directors meeting called to order by Board President, Irving Lampert at 6:38 PM. Quorum established.

Members Present: Irving Lampert, (President), Jacob Robinson (Treasurer), John Kaercher (Director), Mary Opel (Director) and John Storey (Director).

Member Absent: Paul Chandler (Vice - President),

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Shawn Clark, Dave Jenkins, Logan & Sarah Doll, Catherine Kadechka, Jon Logan and Spencer Newton.

Consideration of Minutes: Lampert made a motion to approve the December 2015 and January 2016 meeting minutes as written. Robinson 2<sup>nd</sup> the motion and it was approved unanimously.

Resident Comments: N/A

Proof of Notice of the meeting or Waiver of Notice: A signed, notarized affidavit was presented that notice of the meeting was mailed, or emailed, to all homeowners at least 14 days prior to the meeting. Notice of the meeting was accepted by consensus.

Reports of Officers:

- President – Irving Lampert – Lampert reported that he met with an engineer from Clay Electric regarding the installation of a street light in the parking lot. The Clay Electric representative suggested that we install a smaller light as the larger ones will be blocked by the tree canopy. Kelly was asked to obtain bids on one to two lights for the parking lot and have a motion sensor light put on the corner post of the pavilion shining out towards the parking lot and toward the gate.
- Vice President – Not Present, No Report
- Secretary – N/A
- Treasurer – Jacob Robinson – Robinson noted that many owners reach out to the Board after they have been sent to the attorney for collection in an attempt to reach a payment arrangement. Kelly was asked to include language in the Final Notice of Delinquency that the Board is willing to work with owners to arrange a payment plan and avoid collection cost but owners must communicate with the management company prior to the deadline. Kelly was asked to send the letter to the Board for input upon completion of a draft.

Committee Reports:

- Financial– Dave Jenkins – Jenkins provided an overview of the 2015 financials – The reserve budget was overspent by approximately \$60,000.00 primarily on the pool pavers and front wall project. On the operating side, Legal Fees, General Maintenance and Pool Maintenance were all overspent but were addressed in the 2016 Budget. The Association has approximately \$228,000.00 in the bank and has sufficient funds to operate.

- Playground, / Recreation / Pool – Dave Jenkins - No Report. Burch reported that the leak in the Kiddie Pool is due to a leak in a return line and that it will be repaired prior to the 1<sup>st</sup> of March.
- Social – Debra Martinez – Martinez provided Burch with a report that Family Field Day is still scheduled for Saturday, 4/16.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez provided Burch with a report that all letters to new owners were mailed out in January.
- Architectural Committee (ARC) – No Report.

General Manager's Report:

- CCR. Landscape – No letters as inspections have been suspended per Board instruction.
- Key Fob Deactivation – Burch reported that there were several properties over 90 days delinquent and scheduled to have their key fobs turned off. Kaercher made a motion to deactivate all fobs over 90 days delinquent. Lampert 2<sup>nd</sup> the motion and it was approved unanimously.
- Waiver of Attorney Fees - 6922 SW 85th Terrace requested that the Association waive the attorney fees applied to the account. Robinson made a motion to deny the request. Lampert 2<sup>nd</sup> the motion and it was approved unanimously.

Unfinished Business:

- Action items were reviewed and updated, attached.
  - Kaercher made a motion to approve the bid provided by TopSeed Tennis & Soccer, LLC for wind screen netting in the amount of \$2,450.00. It was 2<sup>nd</sup> by Storey and approved unanimously.
  - Kaercher made a motion to approve the bids presented by Lori Clardy for pressure washing of the mailbox clusters, the back side of the brick wall and the Highland and Pecan Park signs. It was 2<sup>nd</sup> by Robinson and approved unanimously.
  - Robinson made a motion to remove the items held in abeyance from the action item list. It was 2<sup>nd</sup> by Lampert and approved unanimously.

New Business:

**Election of Officers:** Kaercher made a motion that the Officers be named as outlined below. Lampert 2<sup>nd</sup> the motion and it was approved unanimously.

President – Irving Lampert

Vice President – Paul Chandler

Secretary – John Kaercher

Treasurer – Jacob Robinson

Director – Mary Opel

Director – John Storey

- The meeting was adjourned at 7:53 PM.