

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
January 21, 2016  
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), Jacob Robinson (Treasurer) and Mary Opel (Director)

Member Absent: Paul Chandler (Vice - President),

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: John Kaercher, David Jenkins & John Storey

Consideration of Minutes: It was agreed by consensus to defer consideration of the December 17, 2015 meeting minutes until February as some of the Board Members had not had the opportunity to review them.

Resident Comments: N/A

Reports of Officers:

- President – Irving Lampert – No Report
- Vice President – No Report
- Secretary – N/A
- Treasurer – Jacob Robinson – Jacob asked that GRU be pushed to have the front entrance completed as it has taken quite some time and there has been no work to the area that was torn up for the installation of the gas regulation station. Jacob also asked for an update on the irrigation bids for the front entrances. Irving noted that he had questions about whether the scope of work was sufficient. Burch was directed to ask J.M. & Associates to provide clarification on whether specific products should be used and ask them to review all bids for a recommendation prior to a contractor being chosen.

Committee Reports:

- Financial– Dave Jenkins – No Report
- Playground, / Recreation / Pool – Dave Jenkins - No Report. Burch reported that there is a leak in the Kiddie pool and it is suspected to be in the patchwork done to the fiberglass tank. The details weren't available as to whether it would be a warranty item at the time of the meeting. It was noted that the right fan was wobbly. Looking forward to spring, the opening date for the pool was discussed. It was noted that opening date is usually around the 15<sup>th</sup> of March but the pool heater typically delays that process as it has some sort of malfunction. Burch was asked to have the heater turned on March 1<sup>st</sup> for testing so that it could be run and there would be no delays in opening the pool in March. It was also noted that the ladders need to be secured during the month of February prior to the opening of the pool
- Social – Debra Martinez – Debra provided Burch with a report of tentative dates for all of 2016 events: Family Field Day – Saturday, 4/16, Ice Cream Social – Saturday 8/13, Fall Fun Day – Saturday, 10/22, Halloween Decoration Judging – Week of 10/24, Christmas Decorating Judging – Week of 12/19.
- Welcoming / Love They Neighbor – Debra Martinez – Not Present/No Report

- 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. Robinson made a motion to deactivate all fobs over 90 days delinquent. Lampert 2<sup>nd</sup> the motion and it was approved unanimously. Dave Jenkins offered to pay the interest on all accounts that were scheduled to be deactivated for amounts that were less than \$1.00. The Board asked Burch to send letters to all of those owners explaining that a generous owner prevented their fob from being deactivated.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

**Appointment of Board Members:** Robinson made a motion to appoint John Kaercher and John Storey to the Board. Lampert 2<sup>nd</sup> the motion and it was approved unanimously.

**Spring Yard Sale Date:** It was decided that the date for the Spring Yard sale would be April 2<sup>nd</sup>.

- The meeting was adjourned at 7:32 PM.