

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting

April 21, 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), John Kaercher (Secretary), Mary Opel (Director) and John Storey (Director).

Member Absent: Paul Chandler (Vice - President), Jacob Robinson (Treasurer)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Shawn Clark, Dave Jenkins, Steve Jones, Asbelti Llorens, Debra Martinez and Jennifer Rogan.

Consideration of Minutes: Lampert made a motion to approve the March 2016 meeting minutes as written. Kaercher 2nd the motion and it was approved unanimously.

Resident Comments:

- Jennifer Rogan explained her personal situation that caused delinquency and requested that the Board, again, consider waiving the attorney fees that have been charged to her account. Lampert made a motion to have Management send, via email, the account details along with what work was done by the attorney and how much was billed so that a decision could be made at the next Board meeting. It was seconded by Storey and approved unanimously.
- Asbelti Llorens reported that the gate in the rear of his yard located at 8634 SW 66th Lane is utilized for children to get to the bus stop and children are consistently leaving it open which causes safety concerns for him. He stated that he would like the gate to remain in place and is willing to allow children to access his property as long as they are respectful and keep the gate closed. Management was asked to have Jim Annis look at the gate and if there are any types of self-closing mechanism or spring activated devices that can be placed on it.

Reports of Officers:

- President – Irving Lampert: Lampert reported that new nets are needed for the soccer goals in addition to the board construction to keep the nets in place. He also reported that the grass is coming up nicely on the volleyball court.
- Vice President – Paul Chandler: No Present, No Report
- Secretary – John Kaercher: No Report.
- Treasurer – Jacob Robinson: Not Present, No Report

Committee Reports:

- Financial– Dave Jenkins – Jenkins reported that the financials looked to be in good shape after a brief review. Jenkins asked Burch to look into why the pool pump reserve fund was in the negative and email that information out.
- Playground, / Recreation / Pool – Dave Jenkins – Jenkins reported that the pool gate had been broken at the lower magnet but has been repaired and is functioning properly. The Palm Trees in

the pool area were trimmed too early as the seed pods come out in mid-May and they will need to be trimmed again in May. Additionally, the wax myrtle in the SW corner of the pool area is growing through the fence and should be taken out or drastically trimmed back away from the fence. Two new basketball nets are needed to replace the ripped ones in place and the wind screen netting at the tennis court has been installed but still needs the middle rope installed.

- Social – Debra Martinez – Martinez reported that Family Fun Day event was fun and the weather was beautiful. A photographer is needed for all events and volunteers are requested. All receipts from the event will be emailed to Burch for reimbursement in the next week.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that there were several sales over the last month and four new owners had contacted her gift cards. Lampert provided additional gift cards and letters will continue to go out as the new owner list is provided.
- Architectural Committee (ARC)

General Manager's Report:

- CCR. Landscape – Burch reported that the inspections resumed in the month of April and many owners would receive the same notice that they received in November, the last month an inspection took place. There would be 151 friendly reminder letters, 27 – 30-day violation letters, 7 -15 day letters and 2 fine notifications.
- Key Fob Deactivation – Burch reported that there were several properties over 90 days delinquent and scheduled to have their key fobs turned off. Lampert made a motion to deactivate all fobs over 90 days delinquent. Kaercher 2nd the motion and it was approved unanimously. Dave Jenkins offered to send in payment for all accounts that were over 90 days delinquent and owed less than \$1.00.

Unfinished Business:

- Action items were reviewed and updated, attached.

New Business:

- The trees in Pecan Park are dead. Burch was asked to get a cost to have them removed and find out if the irrigation system works
- The meeting was adjourned at 7:52 PM.