

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting
October 20, 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). Mary Opel (Director) and John Storey (Director).

Member Absent: Paul Chandler (Vice - President), John Kaercher (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Debra Martinez, Dave Jenkins

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

Resident Comments: Jenkins noted that the new landscaping at the front entrances looked very nice.

Reports of Officers:

- President – Irving Lampert: No Report.
- Vice President – Paul Chandler: Not Present, No Report
- Secretary – John Kaercher: Not Present, No Report
- Treasurer – Jacob Robinson: No Report
- Board Member – John Storey: Storey reported that the hardware was going in for the fiber provided by AT&T. Burch reported that her last communication with the AT&T representative was that the major work which involved digging would begin in January of 2017.

Committee Reports:

- Financial– Dave Jenkins – No Report
- Playground, / Recreation / Pool – Dave Jenkins – The clock in the pavilion needs a new battery. The heater is on for the pool. The Board will re-evaluate the date to turn the heater off at the November meeting. A couple of the lounge chairs have been broken. One of the regular chairs has broken straps and needs to be discarded.
- Social – Debra Martinez – Martinez reported that the Halloween Event was scheduled for Saturday 10/21. Staking of the common areas for Halloween was scheduled for the Sunday prior to Halloween and removal was scheduled for the following day.
- Welcoming / Love They Neighbor – Debra Martinez – Martinez reported that she continues to mail out letters as Burch provides the New Owners Report each month.
- Architectural Committee (ARC) –

General Manager's Report:

- CCR. Landscape – Burch reported that there would be 127 friendly reminder letters, 65 – 30-day violation letters, 20 -15 day letters, 9 fine notifications in September. 68 violations were closed.
- Key Fob Deactivation –Robinson made a motion to deactivate all key fobs for accounts that were 90 days or more delinquent. Lampert 2nd the motion and it was approved unanimously.

- On street parking – Burch reported that she had requested an opinion from an HOA attorney regarding enforcement of on street parking. The Board requested that the opinion be emailed to them.

Unfinished Business:

- Action items were tabled due to time constraints.

New Business:

Consideration of 2017 Budget: Lampert made a motion to approve the 2017 budget as submitted. Robinson 2nd the motion and it was approved unanimously.

- The meeting was adjourned at 7:15 PM.