

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
December 21, 2017  
6:30 PM

Mentone Board of Directors meeting called to order by President Irving Lampert at 6:33 PM. Quorum established.

Members Present: Irving Lampert (President), Mary Opel (Director), Mackenzie Peil (Director) & Kim Stricklan (Director)

Member Absent: Paul Chandler (Vice President) & John Storey (Secretary)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: John Stricklan

Consideration of Minutes: Lampert made a motion to approve the November 16<sup>th</sup>, 2017 meeting minutes as written. Peil seconded the motion and it was approved unanimously.

Resident Comments: None

Reports of Officers:

- President – Irving Lampert: No Report.
- Vice President – Paul Chandler: Not Present, No Report.
- Secretary –John Storey: Not Present, No Report.
- Treasurer – N/A

Committee Reports:

- Financial– Dave Jenkins: Not present, No Report.
- \*Playground, / Recreation / Pool – Dave Jenkins: Not Present. Burch suggested that the pool furniture be stacked in the pavilion for the winter. The Board agreed that it be done.
- Social – Debra Martinez – Not Present, No Report.
- Welcoming / Love They Neighbor – Debra Martinez – Not Present, No Report.
- CCR/Landscape Review: Mackenzie Peil: Peil – Burch reported that she was contacted by a homeowner that was upset that they had received a Fine Notification but had not received any prior notification since July which was a 15-Day Notification at that time. The concern was that the homeowner felt there was no longer an issue as they did not continue to receive notifications for an extended timeframe. Burch requested guidance on how to proceed. Peil stated that with upcoming inspections there will be instructions with each property on how to proceed with each violation, close it, next step in process, etc. so most of these issue should resolve themselves.
- Architectural Committee (ARC) –

General Manager's Report:

**CCR. Landscape** – There were 81 Friendly letters and 53 violation letters sent out in December. There were 54 15-day and 5 Fine Notification letters sent to the CCR/Landscape Committee to review. There were 83 violations closed. There were 48 15 – day notices sent to the Committee last month and 28 were approved to be sent letters, additionally, there were 13 Fine Notifications sent to the Committee and 8 were approved to be sent notices.

- Burch reported that there were several dead trees along the jogging trail and in the natural area that could fall and cause damage. She had received a proposal from A&S Tree Service to remove the dead trees and limb up all of the trees along the trail for approximately \$2,500. Lampert made a motion to approve the proposal. Peil 2<sup>nd</sup> the motion and it was approved unanimously. Burch also reported that there was still quite a bit of smaller debris such as limbs that were down in the natural area that Jeremy offered to bush hog for \$500.00. Lampert made a motion to approve the proposal. Peil 2<sup>nd</sup> the motion and it was approved unanimously.
- Key Fob Deactivation – Stricklan made a motion to deactivate all key fobs on accounts that had a balance 90 days or more past due. It was seconded by Lampert and approved unanimously.

Unfinished Business:

- The Action Items were reviewed and updated, attached.

New Business: None

There being no further business, the meeting was adjourned at 7:15 PM.