

MENTONE DEVELOPMENT OWNERS ASSOCIATION, INC.

Board Meeting  
November 15, 2018  
6:30 PM

Mentone Board of Directors meeting was called to order by Secretary Mackenzie Peil at 6:30 PM. Quorum was established.

Members Present: Mackenzie Peil (Secretary), John Storey (Treasurer), Courtney Chronley (Director), Erin McCombie (Director) & Mary Opel (Director)

Member Absent: Irving Lampert (President)

Guardian Association Management Staff Present: Kelly Burch

Homeowners Present: Homeowners present signed in

Consideration of Minutes: Peil made a motion to approve the October 18, 2018 meeting minutes as written. Chronley seconded the motion and it was approved unanimously.

Resident Comments: N/A

Reports of Officers:

- President: Irving Lampert – Not Present, No Report
- Vice President: N/A
- Secretary: Mackenzie Peil – No Report
- Treasurer: - John Storey – No Report

Committee Reports:

- Financial– Dave Jenkins: October Report – Jenkins reported that the October looked good, however, Association legal fees continued to be over budget.
- Playground/Recreational/Pool: Dave Jenkins – Jenkins reported that the rescue hook had been broken again and the old one needed to be discarded. Additionally, the west side of the pool coffin had missing screws and it needed to be re-attached. Jenkins asked if Horizon Casual had provided a date that they would be picking up the chairs, Burch reported that they had not, but she would reach out to them for a date. He reported that there was an area of rotten wood on a bench in the pavilion and that the plumbers had not yet repaired the valve on the kiddie pool shower.
- Social: Debra Martinez - Not Present, No Report. It was suggested that a Port-a-Potty be provided at the playground area for the trick-or-treaters as some of them asked to use the bathrooms in owner's homes.
- Welcoming/Love thy Neighbor: Debra Martinez
- CCR/Landscape Review: Peil reported that she requested all properties that had reached the maximum fines be removed from the spreadsheet provided to the Committee.

General Manager's Report:

CCR. Landscape – Burch reported that for the month of November 58 Friendly Reminder letters and 24 Violations were sent. 70 violations were closed. There were 25 properties total added to the CCR/Landscape Committee's spreadsheet to review.

- Request for Waiver of Fines

- 6626 SW 81<sup>st</sup> Terrace: The Board agreed by consensus not to waive the fine imposed on the account.

The Board agreed by consensus that all fine waiver requests be sent via email for review as they are submitted.

- Key Fob Deactivation – There were no new delinquencies for the month.

Unfinished Business:

- The Action Items were reviewed and updated, attached.
- Pavilion Re-Roofing: Burch reported that Whittles Roofing updated their proposal at a cost of \$5,900.00. Burch was asked to have Whittles update their contract to specifically include Atlas shingles and be more specific about the work that they plan to complete.
- Security Cameras: Burch reported that the proposals had not yet come in for the cameras.

New Business:

None

Resident Comments: N/A

There being no further business, the meeting was adjourned at 7:45 PM.