

MONTAGE @ MISSION HILLS
BOARD OF DIRECTORS MEETING, SEPTEMBER 13, 2007, REGULAR MINUTES

The regular meeting of the Board of Directors of Montage @ Mission Hills was held on Thursday, September 13, 2007 at 5:00 p.m. at The Braille Institute. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT:

Tom Tousignant, President/Treasurer
Skip Sanchez, Vice President
Robert Wills, Director
Lee Ann Ellenz, Director

MEMBERS ABSENT:

Jerry Stamper, Secretary

ALSO PRESENT:

Jennifer Zeivel, CCAM, Personalized Property Management
Shelly Ruegsegger CCAM, Personalized Property Management
6 Homeowners

CALL TO ORDER:

President Tom Tousignant called the meeting to order at 5:00p.m.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the May 10, 2007, regular meeting. *Robert Wills made a motion to approve the regular minutes after the noted correction, seconded by Tom Tousignant, all in favor, motion carried.*

APPOINTMENT OF NEW BOARD MEMBER

Tom Tousignant made a motion to approve the appointment of Lee Ann Ellenz to fill the vacant board seat of Lars Hansen until the annual meeting in 2008, seconded by Robert Wills, all in favor, motion carried.

EXECUTIVE MEETING SUMMARY AND MINUTES APPROVAL

- Tom Tousignant explained that he was appointed as the new Board President at a previous executive meeting.
- Tom Tousignant explained that the Board had entertained an agreement with the Cities of Rancho Mirage and Cathedral City to take control of the median landscape maintenance on Gerald Ford and Duvall with the belief that this would bring a significant decrease to the Homeowners through their property taxes if the HOA controlled this contract. After meetings and research the Board did not favor the idea as they could not find a favorable impact to the Homeowners at this time.
- *Robert Wills made a motion to approve the executive minutes from July 13, 2007 & August 8, 2007 as presented, seconded by Tom Tousignant, all in favor, motion carried.*

FINANCIAL REPORTS:

The Board reviewed the financials for May, June, July and August 2007. *Tom Tousignant made a motion to approve the financials as presented, seconded by Robert Wills, all in favor, motion carried.*

Tom Tousignant mentioned that there had been a six month CD opened for \$10,000.00 and it was not reflected on the August financial. Management explained that we have not received the statement as of yet but this will be adjusted when we do.

Tom Tousignant gave the treasurers report and the Board reviewed the delinquency report and status report from the HOA attorney. Discussion regarding the following accounts took place:

#47 – Tom Tousignant made a motion to approve restoring all legal fees to this owners account that had been deleted and to have attorney pursue full amount owed after this adjustment, seconded by Lee Ann Ellenz, all in favor, motion carried.

#71 – Tom Tousignant made a motion to approve writing off the lien letter charge of 50.00 and the August late fee of 12.80, seconded by Lee Ann Ellenz, all in favor, motion carried.

#89 - Tom Tousignant made a motion to approve writing off the 150.00 lien and attorney fees incurred subsequent to the foreclosure and turning this account over to Coachella Valley Collection Service, seconded by Robert Wills, all in favor, motion carried.

#117 - Tom Tousignant made a motion to approve billing the bank instead of the previous owner for the landscape clean up fee of 85.00 and to turn this account over to Coachella Valley Collection Service, seconded by Robert Wills, all in favor, motion carried.

#130 - Tom Tousignant made a motion to leave the amount of 565.00 in legal fees against the former owner written off of the owners account as done previously by PPM, seconded by Robert Wills, all in favor, motion carried.

#134 - Tom Tousignant made a motion to leave the amount of 505.08 in lien fees and attorney fees written off of the owners account as done previously by PPM because the homeowner is now current and there had been a series of actions by PPM of adding and deleting charges to this owner, seconded by Robert Wills, all in favor, motion carried.

UNFINISHED BUSINESS

Tom Tousignant made a motion to approve the Collection Fee Agreement with Fiore, Racobs & Powers, seconded by Robert Wills, all in favor, motion carried.

Tom Tousignant made a motion to approve the lien request for parcel #674-660-040, Acct. #47, seconded by Lee Ann Ellenz, all in favor, motion carried.

LANDSCAPE & ARCHITECTURAL REPORT

Robert Wills reported that the Committee has been working diligently on violations and that only 16 homes remain that have not done as requested. They will be brought through the hearing process. He stated that they have received a proposal to re-landscape the retention basin for 4100.00 and will do flowers in late October after the beds are treated for a fungus. They are also looking into a doggy bag dispenser and at the current dry well situation at the retention basin. The Committee will be asking the Board for an increase for the 2008 budget for plants. Robert stated that there are a couple of homes in the Community that need repair and they are working on getting them fixed.

The Board will consider a resolution at the November board meeting pertaining to all Homeowners making it a new community rule to have their garage lights on at night.

NEW BUSINESS:

Robert Wills made a motion to retroactively approve the opening of a new CD in the amount of \$10,000 for 6 months, seconded by Skip Sanchez, all in favor, motion carried.

Message Boards – The Board did not have any interest in message boards at this time.

Tom Tousignant made a motion to approve the reserve study to be done by Association Studies with an onsite inspection for \$1085.00 per their proposal, seconded by Robert Wills, all in favor, motion carried.

Tom Tousignant made a motion to approve the formation of a 2008 Finance Committee to meet before the November board meeting for the purpose of finalizing the budget with the Committee consisting of all the current Board members, seconded by Skip Sanchez, all in favor, motion carried.

Website – The Board will consider a website before the next meeting. A homeowner stated that he would secure a website address and report it to Management.

Robert Wills made a motion to approve Bullseye Pressure Washing to do the power washing of both the entry and exit gates for \$590.00 per their proposal, seconded by Le Ann Ellenz, all in favor, motion carried.

Tom Tousignant made a motion to approve the tree trimming proposal from GLS Landscape with the Landscape Committee doing a walk thru with him before hand to assure the number of trees that need to be done are not those under 15 feet covered by the landscape contract, amount not to exceed \$1365 for 21 trees at \$65.00 each, seconded by Skip Sanchez, all in favor, motion carried.

Robert Wills made a motion to approve the GLS Landscaping proposal to purchase seed for the scalping amount not to exceed \$550.00, seconded by Tom Tousignant, all in favor, motion carried.

Lee Ann Ellenz made a motion to approve the use of Coachella Valley Collection Service for the recovery of funds lost via owner foreclosures at no cost to Montage MH for a fee of 35-50% of what they collect (depending on extent of process required for collection), seconded by Robert Wills, all in favor, motion carried.

MANAGEMENT REPORTS

The Board reviewed all reports as presented by Management. No action.

CORRESPONDENCE & OTHER:

The Board reviewed all correspondence as presented by Management. No action.

HOMEOWNERS FORUM

Items discussed were: the refurbishing of the signs on the perimeter, earthquake preparedness and the violation policy.

NEXT MEETING:

The next meeting will be November 8, 2007 at 5:00pm at The Braille Institute.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 7:10 p.m. on a motion duly made and seconded.

APPROVED AS PRESENTED BY MANAGEMENT:

Jerry Stamper, Secretary, Montage @ Mission Hills HOA