

MONTAGE @ MISSION HILLS
BOARD OF DIRECTORS MEETING, NOVEMBER 8, 2007, REGULAR MINUTES

The regular meeting of the Board of Directors of Montage @ Mission Hills was held on Thursday, November 8, 2007 at 5:00 p.m. at Personalized Property Management. 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
1 Homeowner

CALL TO ORDER:

President Tom Tousignant called the meeting to order at 5:21p.m.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the September 13, 2007, regular meeting. Lee Ann Ellenz made a motion to approve the regular minutes as presented, seconded by Robert Wills, all in favor, motion carried.

FINANCIAL REPORTS:

The Board reviewed the financials for September and October 2007 as presented. Tom Tousignant made a motion to approve the financials as presented, seconded by Lee Ann Ellenz, all in favor, motion carried.

Tom Tousignant gave a brief treasurers report.

The Board reviewed the delinquency report and status report from the HOA attorney.

#9 – Skip Sanchez made a motion to delay sending this account for lien as the bank is going to foreclose on the property per the owner, seconded by Robert Wills, all in favor, motion carried.
Robert Wills to keep Management updated on the progress.

COMMITTEE REPORTS

Bob Wills gave a brief landscape report and stated that the next meeting is November 17, 2007.

Robert Wills made a motion to approve the proposal for 3900.00 to be paid out of reserves for the removal of palm trees, seconded by Skip Sanchez, all in favor, motion carried.

Skip Sanchez made a motion to approve the 2008 budget as presented, seconded by Robert Wills, all in favor, motion carried.

UNFINISHED BUSINESS

Skip Sanchez made a motion to approve the lighting resolution as presented and to be mailed out per the 30 day rule, seconded by Lee Ann Ellenz, all in favor, motion carried.

The Board asked Management to get bids to paint the exterior entry walls and corner of DuVall behind the signs. Robert Wills to meet with the painters.

Skip Sanchez made a motion to approve the reserve study as presented, seconded by Robert Wills, all in favor, motion carried.

There was discussion of the website – no action.

NEW BUSINESS:

Skip Sanchez made a motion to approve the temporary memberships for tenants at Mission Hills CC, seconded by Robert Wills, all in favor, motion carried.

Skip Sanchez made a motion to approve the purchase of a wall mounted message board to be installed in the basin, seconded by Robert Wills, all in favor, motion carried.

Lee Ann Ellenz made a motion to approve the Inspector of Election to be Richard Osborne, seconded by Robert Wills, all in favor, motion carried.

The Annual Meeting date to be March 15, 2008 at the Braille Institute at 11:00am and there will be a pot luck.

Lee Ann Ellenz made a motion to approve the collection policy from Fiore, Racobs & Powers, seconded by Robert Wills, all in favor, motion carried.

Skip Sanchez made a motion to approve the new insurance policy with Philadelphia, 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

None.

NEXT MEETING:

The next meeting will be January 10, 2008 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 7:50 p.m. on a motion duly made and seconded.

APPROVED AS PRESENTED BY MANAGEMENT:

Jerry Stamper, Secretary, Montage @ Mission Hills HOA