

Montage at Mission Hills
Board Meeting – April 14, 2005
At Mission Hills Country Club

Minutes

Call to Order Upon proper notice duly given, a meeting of the Board of Directors of Montage at Mission Hills Homeowners Association was called to order at 4:00 PM, by President Lars Hansen.

Directors Present: Lars Hansen, Frank Mitchell and Tom Tousignant.

Directors Absent: None

Others Present: Dayton Dickey, CCAM – Personalized Property Management

Homeowners Present: Peter Alcuri, Adam Tillotson, Dennis Goodman, Jerry Stamper, John Finkler, Gary Jacobus, Robert Wills and Ron Williams.

Approval of Minutes of the March 10, 2005 Special Meeting

Motion: Frank Mitchell; Second Tom Tousignant

Approved: Unanimous

Treasurer's Report Tom Tousignant presented his report on HOA Finances. The essence was that as of March 31, 2005 we are 25% through our fiscal year and we have expended 26% of the Operating budget.

Jerry Stamper asked if there have been fines for violations of the CC&Rs? Dayton responded – no fines collected to date. Dennis Goodman asked for an explanation of the policy on leveling of fines and correcting violations of the CC&Rs. Lars offered to publish a full explanation in the newsletter. Jerry also asked that, in the future, there be publication of fines levied and for what violations. Lars indicated that this would also be in the newsletter.

Information Items:

GHA Position on Community Walls – Dayton read letter from GHA that stated their position following a walk around between GHA staff and the Landscape & Architectural Committee. GHA denies any responsibility for efflorescence on the walls. He indicated that since the walk around GHA has replaced missing wall caps and fixed all cracks they considered their responsibility. They may have some final painting to complete.

Two Additional Board Members Status - Dayton reported that he has received no applications from homeowners for the positions authorized at the annual meeting.

While no homeowners present volunteered, the names of Brian Tracy and Skip Sanchez were recommended. Lars will contact the “nominees”. If they decline he will reissue the request in the newsletter.

Improvements of Retention Basin – to be discussed in A&L Committee report.

Association Lighting Maintenance – Dayton provide a bid for \$1499.15 from our electrician (Richard Wilson Electric) for installing floodlights at the 11 mailboxes.

Jerry Stamper asked if solar lights had been considered. Dayton responded that the electrician had evaluated that option but didn’t feel it would be sufficient to provide adequate lighting.

Motion: Frank Mitchell; Second: Tom Tousignant

Approved: Unanimously to fund this project from the Reserve Fund.

Community Associations Institute Membership – Tom Tousignant offered that the CAI is an organization composed of homeowners association, professional managers and their professional suppliers. It provides an important source of current information that would benefit our association. They have a Coachella Valley Chapter that meet monthly in a breakfast meeting. Their topics are normally informative and timely to problems facing homeowners associations.

Tom recommended approval for membership in CAI and approval of his being the representative to attend the monthly meetings and report back to the Board. The cost would be \$275 for membership and \$25/month for meeting attendance.

Motion: Frank Mitchell; Second Lars Hansen

Approved: Unanimously

Action Items:

Architectural Committee Report - John Finkler, Committee Chairman, presented a summary of the report from the April 9th Committee meeting Plans for the retention basin – A&L Committee is scheduling a meeting with a homeowner that is a professional landscape architect. She has offered to provide suggestions on how the appearance of the retention basin may be improved. Dayton provided a proposal from our landscape maintenance firm to add bougainvillea, Mesquite tree and DG for \$2,884. The Board supported the A&L Committee path to obtain professional advice before proceeding. Once a

general concept is formed Dayton to request landscaper to develop sketches and cost estimates.

Account #136019 – Garage conversion not approved by association. There is no paperwork in any files. Committee would like to see the following improvements before considering approval

1. Cut off section of driveway under new window.
2. Install plantings in new under window strip.
3. Paint color band under window consistent with painting on street face of house.

Dayton, at the recommendation of the Board, has sent a letter to homeowner requesting a retroactive request for A&L Committee approval be submitted. Dayton to follow up with 2nd letter with deadline for submitting A&L form.

Ron Williams pointed out that the property is for sale and should it sell the new owners would not be obligated for any additional improvements or corrections. Lars directed Dayton to see that information it provided to any perspective buyer that the previous improvements did not receive approval from the Montage HOA, they are not in compliance with the CC&Rs and action against the property is pending by the Montage HOA.

Homeowners street side lighting – several homeowner front yard lights are not operating. Lars indicated that the fix may be at the photocell located within the base of one of the lights. He requested John to submit an article on lighting for the newsletter.

Establishment of Neighborhood Watch Program - Dayton indicated he has talked to the Cathedral City Neighborhood Watch Coordinator and he is willing to schedule meeting with interested community members. If the program is to be established at Montage, we will need a coordinator(s). It was pointed out that Carol Zedek and Pam Price were the two most active supporters at the annual meeting. Lars will contact them about becoming coordinators.

Monthly Newsletter - Lars will be developing the newsletter (monthly). He requests any input (desires it to be in a positive tone) by the 15th of each month via email.

Homeowners Open Forum

The scheduled agenda of the Board concluded, Lars opened the Homeowners Open Forum at 5:05 PM

Ron Williams – The pedestrian gate on Gerald Ford key spins when you try to unlock. It was noted that the same condition exists with the pedestrian gate on Da Vall. Lars directed Dayton to have a locksmith investigate and report to the Board.

John Finkler – Exit gate on Gerald Ford stays open too long (much longer than the Da Vall exit gate). Dayton will have gate guy look at it and make recommendation to Board.

Lars Hanson – How often would homeowners like to see gate codes changed? Response from the audience was that they had no idea of what both the daytime (service people) and nighttime (homeowners) gate codes are. Lars to publish codes in the newsletter.

Gary Stamper – Parking in street by residents, weekend realtor signs and speeding.

Parking – Report date, time and license number to Dayton and he will send letter when rules are violated. Also, Dayton has window hangers for warning people of improper parking that can be provided.

Realtor Signs - Ron Williams (a Realtor) suggested we follow some other HOA's in establishing guidelines for realtor signs. Some associations have restrictions on the size, colors and number of signs that may be placed. Lars asked Ron to draft suggested language for a Montage sign policy.

Speeding – It was the opinion of the group that most speeding is by guests and service workers. If speeders are observed try to get date, time, license number and home destination address and report to Dayton.

Next Meeting - The next Board meeting will be held at 4:00 PM, on May 12, 2005 in the Mission Hills Country Club.

Adjournment - There being no further business to come before the Board, the meeting adjourned at 5:08 PM.

Date Minutes Approved _____

Secretary's Signature: _____
Tom Tousignant, Secretary/Treasurer