

**MONTAGE at MISSION HILLS**  
**Board Meeting – July 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 Present Lars Hansen.

**Directors Present:**

Lars Hansen, Frank Mitchell, Tom Tousignant, Skip Sanchez and Jerry Stamper.

**Directors Absent:**

None

**Others Present:**

Dayton Dickey, CCAM – Personalized Property Management.

**Homeowners Present:**

Donna Tousignant, Jane Linnes, John Finkler, Gary Jacobus, Shane Neeley, Scott Morris, Nancy Duncan, Dennis Goodman and Al Chavez.

**Approval of Minutes of the June 9, 2005 Meeting**

Motion: Tom Tousignant, Second Frank Mitchell.

Approved: Unanimous

**Appointment to fill vacant Board Seats:**

Two vacant seats on the Board of Directors were filled by Jerry Stamper and Skip Sanchez. The new secretary is Jerry Stamper.

**Treasurer's Report**

Tom reported that the HOA Finances were on track however there were as of 5/31 \$5,064.59 delinquencies. Excessive expenditures recorded for landscaping.

Revision of the chart of accounts is in progress to allow better tracking of expenses.

**Landscape & Architectural Committee Report**

John Finkler reported that a request for solar panel installation was approved on Dali Dr. Landscaping in common area is not adhering to the contract as reviewed with Dayton. Dayton met with Ernesto to discuss this and suggested that the L & A Committee meet with Ernesto to go over the issues. John stated that he has met with Ernesto once already to discuss these but will schedule another meeting.

Work is underway at Artisan and Da Vinci to prevent pooling. This is being completed by GHA. There may be some restrictions on traffic during the period of construction.

The committee stated that lawn care in general has deteriorated. With the major problem being homeowners with desert landscapes. This will be addressed in the upcoming newsletter to the Homeowners.

There is no money available this calendar year for the retention basin's renovation. Dog problems continue with certain residents. Board is considering penalties.

### **Unfinished Business**

- a. Neighborhood Watch. Skip Sanchez has volunteered to head up this committee. He will report back to the board at a future meeting. There were no incidents reported by Homeowners.
- b. Approval of GHA Turnover: Dayton stated that the walk through was conducted with GHA and the following issues still remain:
  1. Completion of street repairs
  2. Payment of assessments must be collected
  3. Gate repair reimbursement of \$3,700.00.

Dayton suggested that the board not approve the turnover until all issues from the June 16 walk through were corrected and gate issues resolved. A motion was made on Dayton suggestion and was unanimously approved by the board.

### **New Business**

Distribution of Board meeting minutes to homeowners. It was discussed that highlights of the board meetings will be included in the monthly newsletter. The full minutes will be made available when requested by a homeowner. The newsletter is currently being distributed with the monthly statements.

### **Other Business:**

None

### **Homeowners Forum:**

Al Chavez stated that the pedestrian gates are being left open. Dayton will investigate a spring door closure. A motion was made to approve a correction to the pedestrian gates at a cost not to exceed \$200.00. Made by Franklin and seconded by Tom. Unanimously approved.

A concern was brought up about the mosquito problem that is coming from the Retention Basin. Dayton will follow up on this.

There has been an issue with an individual who has fired paint balls at the gates off of Da Vall. The homeowner has been notified and has agreed to clean up the paintball residue.

### **Next Meeting**

August 11, 2005 at 4:00PM in the Mission Hill Country Club downstairs Grill Room.

Two board members have indicated that they will not be able to attend. However, three board members does equate to a quorum.

Adjournment – There being no further business to come before the Board, the meeting was adjourned at 4:40PM.

Date Minutes Approved \_\_\_\_\_

Secretary's Signature: \_\_\_\_\_  
Jerry Stamper