

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
JANUARY 28, 2011
MINUTES**

A meeting of the Board of Directors of the Montage at Mission Hills Homeowners Association was held on Friday January 28, 2011 at 1:00 P.M. at the offices of Personalized Property Management, Cathedral City, CA 92234. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT: Tom Tousignant, President
Skip Sanchez, Vice President
Jerry Stamper, Secretary
Sandy Nips, Director
Candie Kaufer, Director

MEMBERS ABSENT: None

ALSO PRESENT: Jennifer Zeivel, CCAM representing Personalized Property Management and Loren Dreyfuss, homeowner on Van Gogh.

CALL TO ORDER: President Tom Tousignant called the meeting to order at 1:00 p.m.

APPROVAL OF MINUTES: The Board reviewed the Minutes of the November 12, 2010 meeting, as presented by Management.

Motion to approve the Minutes of November 12, 2010 regular meeting: Ms. Nips made the motion, seconded by Mr. Stamper, all in favor.

FINANCIAL REPORTS: The Board reviewed the financial statements for October, November, and December 2010, as presented by Management. Skip Sanchez noted that the Board has done a great job with sticking with the Budget and managing the Association's funds again this year.

Motion to approve the October, November, and December 2010 financials for filing, Ms. Nips made the motion, seconded by Mr. Sanchez, all in favor.

Authorization to lien(s): The Board reviewed the two accounts recommended for filing liens per the Collection policy, APN #s 674-660-040 and 674-670-008

Motion to authorize filing of the liens against APN #s 674-660-040 and 674-670-008 Ms. Nips made the motion, seconded by Mr. Sanchez, all in favor.

COMMITTEE REPORTS:

Architectural & Landscape Committee: Sandy passed out A & L Committee Minutes from the last meeting. There was discussion on paint colors, specifically a house was approved for colors not in the current Montage paint palette. The Board discussed if a precedent was set in approving this house change of colors. Skip recalled a meeting where paint colors were discussed when Lars was president, that owners could only be allowed to repaint their homes either the same colors OR another color palette that already exists for their home style within Montage. Owners can eliminate one of the colors on the house.

The developer did not paint all house in accordance with the paint color scheme and, in the past there have been exceptions approved by the A&L committee. In the future, to cut down on confusion, the policy must be followed until changed. Existing policy is clear, but it was not followed in this case, said Tom Tousignant. Sandy was not aware of this policy and would like a copy of it for the committee to review.

Skip suggested a committee to look at possible paint colors, updating the palette so owners aren't locked into a particular color palette. The Board recommends that a committee look at the paint colors. Until there is a formal change in the policy, all applications for paint colors changes are to be reviewed and approved under the current policy. Skip asks if this should be a topic of discussion for the Annual Meeting. Skip wants to ask for a show of hands whether or not paint color requirements should be loosened. Sandy will ask for volunteers at Annual Meeting on updating painting policy to create a time limited sub committee under umbrella of A/L to report their recommendations to the Board for approval.

Board discussed the A & L Committee issue at a home on Van Gogh. Sandy asked the Board what they think about the plaque and rust stains owner had painted on the courtyard wall by an artist. Committee would like owner to provide landscaping or other covering to hide the plaque from the street. The Board concurred with the Committee's direction to the owner.

Neighborhood Watch Committee No report.

President's Council meeting report. Minutes of the Cathedral City Presidents Council meeting were included in the Board packet for review. No action.

CONSENT CALENDAR:

The Board reviewed the consent calendar items including approvals for the following:

- Notification of Board Executive Session meeting of December 10, 2010 for hearings on Rules violations.
- Status of new Montage website-Updated to add January Board meeting agenda, posting of September Board Minutes, CC HOA Presidents Council Minutes, and January newsletter
- Status of the Montage Newsletter – January newsletter sent, still need commitments for support for future editions.

Motion to approve the consent calendar, Ms. Kaufer made the motion, seconded by Mr. Stamper, Unanimous.

OLD BUSINESS

Review of master plan and costs for upgrade to perimeter landscaping project proposed by Gordon Kurtis.

– Skip Sanchez believes the contractor has moved out of the area and is surprised that the email correspondence between Tom and Gordon is ongoing. The Board has given him \$2750 to date. The contract was such that he was paid a \$1750 retainer to get started, he produced drawings, for the next phase he asked for \$2000 more, instead \$1000 was given, the Board would like to see the services for the contract, either return the money or provide the drawings and list of plants. The Board agreed to hold a special Executive Session February 26, 2011 to discuss options to proceed with the

Landscape Rejuvenation project and possible actions to be taken against Gordon Curtis. Tom Tousignant will pursue trying to obtain plans from Gordon Curtis before that meeting.

Progress report on the Fire Ant Situation in Perimeter Landscaping – Sandy hasn't seen any fire ants and Animal Pest Mgmt is leaving door tags and controlling the ants. Management reports another treatment by Vector Control has been scheduled for February 22, 2011. The Board will wait to see the status when it warms up.

Discussion on Desert Properties Light Maintenance pricing and performance – The Board reviewed the summary of DPLM charges to date. Sandy asked if Tom was able to compare prices to the other company with the prices listed. Tom says that there was only one bulb used in Montage on the list and it was one dollar more than DPLM charges. Price of replacement fixtures is what is so costly with DPLM. Candie said her neighbor priced them. Owner recommends purchasing the fixtures at cost and having them installed by DPLM. Board discussed renting a storage unit. Tom suggested asking CVWD for joint use of the well site and put a storage shed on it. Materials would have to be purchased and inventoried by the Board. Renting a storage unit at Cathedral Village Storage on Date Palm/Ramon was suggested. Jerry has a pickup truck and could move materials. Process for installation of the fixtures, they are marking it up triple, charging for the fixture and installation. Board asked that they reconsider their markup; DPLM has said it was not out of line with typical charges by other lighting maintenance companies. The Board is still dissatisfied. Tom to get Management a list of the materials used in servicing Montage lights, and Jennifer will obtain proposals from other lighting contractors for the next Board meeting.

NEW BUSINESS

Review of Montage Collection Policy and determination whether proposed change by PPM requires submission to homeowners for review and comment. Management offers that the rule was not changed, rather further clarified for sake of including PPM collection fees. Tom reported that the impact would be that the collection policy has changed. Tom feels that the change should go out to the homeowners to open up for a period of review and comment. Skip feels it puts new cost on the owner. Tom feels that because words were changed in a governing document, send out for 30 day review. Skip does not feel it is unreasonable and could be used as a negotiation point between us and PPM.

Management was directed to prepare a document for mailing of the change referencing the oversight. PPM to pay the preparation and mailing cost for sending the proposed change to homeowners that have not submitted Consent Forms for electronic delivery of documents.

Consideration of charges to homeowners who have not provided consent forms for electronic delivery of documents for printing and mailing costs of document delivery. Sandy feels that owners should not be punished for receiving documents, they have a right to receive the documents. After discussion, the Board decided to continue only encouraging people to receive documents electronically.

Consideration of options for providing an Inspector of Elections for the Board Elections at the Annual Homeowner Meeting March 19, 2011. Jerry will ask Al Chavez, Sandy will ask Joe Feldun.

Consideration of new bids for perimeter and developer installed landscape lighting maintenance. DPLM and Three Phase Lighting provided proposals. One light bulb included on the Three Phase Lighting list is used within Montage and no fixture costs. Tom will get list of light bulbs and fixtures to be maintained to Jennifer. Tom will also help write better specifications for new bids.

Consideration of new proposals for providing street sweeping within Montage.

The Board reviewed the proposal from American sweeping to provide street sweeping service. The Board is not interested in changing at this time. Quality Street Sweeping has never increased their rates. Two Board member recommended to keep Quality Street Sweeping. Management was directed to write a letter to Quality Street Sweeping suggesting they to look at the work their employees have been doing and improve performance and results, before we consider to go out to bid.

Discussion of criteria to be reviewed before solar installations. Sandy provided a handout. Board discussed revision to Architectural Guidelines to include solar panels. Tom to send Sandy an example of a proposed change. Sandy to draft proposed new rule for sending to homeowners for a review and comment period.

Discussion on whether “No Dog Pooping” signs in front yards are appropriate.

The A & L Committee discussed signs owners putting in their yards to say “no pooping.” The Board does not feel this is an issue at this time, there is no rule against the sign and no formal complaint concerning the signs.

Consideration of proposal for regularly scheduled gate maintenance by Mercers

Low Voltage. The Board reviewed a proposal for gate maintenance from Mercers Low Voltage. Jerry asked if this would lower the maintenance costs. Tom said, possibly because it could reduce the number of emergency responses to gate problems.

Motion to approve maintenance on Gerald Ford and Da Vall gate for \$120 per visit semi-annually, Ms. Kaufer made the motion, seconded by Ms. Nips. Unanimous.

Consideration of initiation of a Construction Defect Lawsuit against GHA for

deficient construction of the retention basin dry well. The Board discussed sending a letter to GHA asking them to correct the issue. Skip pointed out that the only ones that win in such lawsuits are the lawyers. It would be money better spent if we just install an additional drywell. Tom will look into a low price for another drywell. The Board will see if the drywell situation is improved after the DG was removed, will discuss at the next meeting.

Motion to not initiate legal action against GHA for this possible construction defect Mr. Stamper made the motion, seconded by Ms. Nips. Unanimous.

CORRESPONDENCE & OTHER

The Board reviewed all Management reports and correspondence. Brief discuss was held on the group home on Matisse and parking. The Board noted there is no overnight parking rather there is parking as any other day worker/pool man etc. No action.

HOMEOWNER FORUM:

Loren Dreyfuss was in attendance, but had nothing for the owner forum.

NEXT MEETING:

The next meeting of the Board is set for Saturday, March 19, 2011 at 1:00 pm at PPM.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 3:15 PM on a motion duly made and seconded.

**Respectfully submitted,
Jennifer Zeivel, CCAM
Personalized Property Management Company**

APPROVED:

Jerry Stamper, Secretary

Date