

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
JULY 14, 2011  
MINUTES**

*A meeting of the Board of Directors of the Montage at Mission Hills Homeowners Association was held on Thursday July 14, 2011 at 3:00 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  
Sandy Nippel, Vice President (via speaker)  
Nick Nickerson, Treasurer  
Curt Beyer, Secretary  
Robert Fouyer, Director

**MEMBERS ABSENT:**

None

**ALSO PRESENT:**

Jennifer Zeivel, CCAM, CMCA representing Personalized Property Management.

**CALL TO ORDER:**

President Tom Tousignant called the meeting to order at 3:22 p.m.

**APPROVAL OF MINUTES:**

The Board reviewed the Minutes of the May 12, 2011 meeting, as presented by Management. Corrections were noted and made.

*Motion to approve the Minutes of May 12, 2011 regular meeting: Ms. Nips made the motion, seconded by Mr. Nickerson, all in favor.*

**FINANCIAL REPORTS:**

The Board reviewed the financial statements for May and June 2011. *Motion to approve the May and June 2011 financials for filing, Mr. Beyer made the motion, seconded by Ms. Nips, all in favor.*

**COMMITTEE REPORTS:**

**Architectural & Landscape Committee:**

Ms. Nips gave the report. There were only two proposals because Sandy excluded Nissho.

**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 May 13, 2011 and May 20, 2011 for hearings on Rules violations and member IDR.
- Notification of execution of updated agreement with Brothers Towing to provide for authorization to tow vehicles parked within Montage in violation of the rules by all Board members.
- Notification of roll over of CD2 on May 23, 2011 for a 13 month term.
- Status of new Montage website – Updated to add Approved Board Meeting minutes of March 19<sup>th</sup>, draft May Board Meeting minutes of May 12<sup>th</sup>, updated 2011-12 Calendar, CC HOA Pres Council minutes and July Newsletter.
- Status of the Montage Newsletter – May Newsletter sent, still need commitments for support for future editions.

*Motion to approve the consent calendar, Mr. Nickerson made the motion, seconded by Ms Nips, Unanimous.*

## **OLD BUSINESS**

**New Perimeter Landscaping-** The Board discussed the plans for the perimeter landscaping. Management requested three proposals for new plants along the perimeter. Proposals must include plans for approval by the City. Board requests the Architectural Committee work with the vendors to have the Committee's recommendation for the proposed plan and vendor ready for the Board at the September meeting.

**Progress report on grinding stumps and replacement of fallen/dead perimeter palm trees.** – Done, economy tree and stump. Stumps that were still there were ground, trees planted, and proper irrigation. Tree was replanted, trees are properly spaced and look good.

**Progress report on the Fire Ant Situation in Perimeter Landscaping** – Ms. Nips hasn't seen any fire ants and Animal Pest Mgmt. is leaving door tags and appears to be controlling the ants. Management reports another treatment has been scheduled for August 23, 2011.

**Discussion on Desert Properties Light Maintenance pricing and performance** – (discussion moved to the new business portion of the meeting)

## **NEW BUSINESS**

**Consideration of painting perimeter walls.** Consideration for the painting of the exterior wall raised a number of questions/concerns and potentials. Nick Nickerson believes it is a waste of money to paint the walls if we may cover them with vines. There are owners that want plants that would discourage climbing of the wall. Covering walls completely does not make sense. Regardless of future plantings we need to paint to seal and maintain the wall. In comparing the bids one did not have a guarantee for the work and materials nor a comment as to clean up commitment? Nick wants to see warranty and cleanup info on the contract before signing so there is something to go back to them, letter of agreement, *Motion to approve MC Builders to paint the exterior walls, Mr. Nickerson made the motion,*

seconded by Mr. Fouyer, Management to get language in the contract and forward to Mr. Nickerson for approval, all.

Nick will put together a checklist of items we need before we go forward.

Jean Guy Poitras made recommendations for color considerations for the Montage monument and lettering, planters and the perimeter wall. Motion to accept the A&L Committee paint palette recommendations, Mr. Nickerson made the motion, seconded by Mr. Beyer, all in favor.

**Consideration of modifications to the existing overflow inlet in the detention basin.** Mr. Nickerson has researched the issue and one outlet is temporary and was to have been replaced at the end of construction allowing water to go out to channel, But, there were no provisions in plan to replace temporary structure. Mr. Nickerson suggested a temporary solution to improve the percolation, coupled with pumping of the drywells. He proposed we buy a diamond bit, drill some holes, or cut the windows out along corrugated steel. There is a low spot in the basin and we could install one line with a couple of additional drain spots that would drain into the outlet. Nick showed plans for his proposal and will hold on to the plans.

**Consideration of proposals for maintenance of perimeter and developer installed front yard landscape lights.** Desert Properties Light Maintenance, the current contractor, took several exceptions to the revised specs created by Mr. Tousignant. Comments were written on the contract. The Board currently spends \$150.00 - \$1000.00 a month on lighting. Mr. Tousignant recommends tentatively approving a new contract with LaSalle Electric, subject to review and evaluation of new contract coming from Three Phase Electric. Mr. Tousignant is concerned with the holiday lighting contract, also held by Desert Properties Light Maintenance, as DPLM currently stores the lighting and decorations for the association and arrangements may have to be made if the Board switches vendors. Motion that Tom be permitted to decide on which vendor so long as it's no more expensive than LaSalle, Mr. Fouyer made the motion, seconded by Mr. Beyer, all in favor.

**Consideration of proposals for street sweeping within Montage.** Street sweeping demonstrations were arranged by Management, Martin, M&M, and Black & White Sweeping all submitted bids to do the weekly sweeping. Mr. Beyer feels Martin's equipment was superior and the areas they swept are still superior to the ongoing work being done presently. A further consideration was for the other services Martin could provide and work to maintain the drywells and catch basins. The Martin bid was for monthly cost of \$346.66 for weekly street sweeping. Motion to accept Martin Sweeping as the new street sweeping company, Mr. Fouyer made the motion, seconded by Mr. Nickerson, all in favor.

Nick requests that proposals for drywell maintenance be tabled for the next meeting, once all summer pools have been drained.

**Considerations of proposals for placement of boulders in the perimeter landscaping.** The Board reviewed a proposal from Southwest Boulder, and a proposal for boulder placement. No action at this time, tabled until the landscape plan is finalized.

**Consideration of a proposed draft letter from PPM for bidders who are not selected for contracts, thanking them for their time etc.** Mr. Nickerson has a boilerplate letter he will share with the Board; *Motion to authorize use of Mr. Nickerson's letter. Mr. Nickerson made the motion, seconded by Mr. Fouyer, all in favor.*

**Direct the A&L Committee to develop specifications for solicitation of bids for a new landscape maintenance contract, PPM to solicit bids with those specifications for review at the September Board meeting.** Mr. Nickerson has landscaping specs which he will share with the Committee and Management, as a starting point. Management will seek bids once the committee signs off on them.

**CORRESPONDENCE & OTHER**

The Board reviewed a CVWD letter on slurry sealing the streets, no action.

**HOMEOWNER FORUM:** No homeowner forum.

**NEXT MEETING:**

The next meeting of the Board is set for Thursday, September 15, 2011 at 3:00 pm at the offices of Personalized Property Management, 69-850 Adelina Rd. Cathedral City, CA 92234.

**ADJOURNMENT:**

With no further business to be brought before the Board at this time, the meeting was adjourned at 4:45 PM on a motion duly made and seconded.

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

**APPROVED:**

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**Curt Beyer, Secretary**

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**Date**