

**Montage at Mission Hills
Board Meeting – May 10, 2007
Braille Institute for the Blind**

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 5:00 PM, by President Lars Hansen.

Directors Present

Lars Hansen, Tom Tousignant, Jerry Stamper, Bob Wills and Skip Sanchez

Homeowners Present: None present

Minutes from Jan 2007 were approved. Results of annual meeting in April 2007 were approved.

Others Present: Bobbi Stone from PPM.

Treasurer's Report

Tom Tousignant reported that as of April 30, 2007, 33% of our budget for 33% of the year had been expended. As of April 30, 2007 there was approximately \$16,000 money market account and approximately \$52,000 in reserve CD accounts. As of April 30, 2007 there were a total \$5,513.00 in delinquent dues assessment. No fines have been levied this year to date. The board discussed liens against property holders. It was moved by Stamper and seconded by Sanchez that Pre-lien letters be sent to home owners that are three months delinquent and that liens be filed at four months delinquency. Unanimously approved by the board. With the current legal representation regarding liens President Hansen moved to retain Wrangler law firm, seconded by Stamper. The board approved acceptance of retaining the firm pending of acceptance of retainer. The board adopted a policy prohibiting PPM from any actions by attorney that would result in potentially reimbursable without specific authorization from the majority of the board. A full Treasurers Report is available at the office of PPM.

Landscaping & Architectural

The committee report was given by Bob Wills who is now the committee chairperson. Sandy Nips is a new member of the committee. Highlights of the meeting held on 4/8/2007 are: Community walk through; the committee will do a community walk on May 30, 2007 and will remind homeowners of any necessary maintenance to be accomplished. PPM will have representation at the walk through. Retention basin; Bob explained that the board has been given the bid to utilize the retention basin as a dog park. It was explained to Bob that money was not allocated in the last budget for this expenditure. This will be brought up at the next budget meeting for 2008.

The board approved retroactive funding for GLS landscaping. The committee and board discussed actions relating to the replacement of dead palm trees on Davall. This will be deferred until the 2008 budget has been approved. The committee requested clarification on reporting parking violations. The board stated that parking violations should be reported directly to PPM by any homeowner. The committee requested reimbursement for expenses in \$160.00 to repair an irrigation line on Gerald Ford. The board gave retroactive approval for payment.

This committee will meet Saturday, June 2, 2007.

New Business

The following meeting schedule has been proposed and will be published in the July 2007 newsletter; no meeting June, July and August, meetings are scheduled for 2nd Thursdays in September, November (approval of annual budget), January 2008 and March 2008.

The board postponed slurry sealing of the streets from 2007 to 2008. Bids will be solicited for the job to be scheduled in September 2008. Money from Cds will be used to fund this expense estimated by Treasurer between \$40,000 and \$50,000.

There have been three changes of ownership within Montage since January. PPM did not notify the board regarding new ownership.

Meeting was adjourned at 5:00 PM.

Respectfully submitted,
Jerry Stamper
HOA Board Secretary