

**MONTAGE @ MISSION HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 8, 2008

MINUTES

Upon Notice duly given, a regular meeting of the Board of Directors of Montage @ Mission Hills Homeowners Association was held on Thursday, May 8, 2008 at 5:00 p.m. at the Braille Institute, 70251 Ramon Road, Cathedral City, Ca. 92234. A quorum of Board members was present and business was conducted as is outlined herein.

Call to Order

The Board meeting was held at the Braille Institute and called to order by President Tom Tousignant at 4:58p.m.

Directors Present

Tom Tousignant, Robert Wills and Leann Ellenz.

Directors Absent

Skip Sanchez and Jerry Stamper.

Others Present

Jennifer Zeivel, CCAM & Shelly Ruegsegger, CCAM of Personalized Property Management.

Minutes

The Board reviewed the minutes from the March 15, 2008 meeting as presented by Management. Motion to approve the minutes as presented was made by Ms. Ellenz, seconded by Mr. Wills, all in favor, motion carried.

Financial Reports

The Board reviewed the March and April 2008 financial reports as presented by Management. Motion to approve the minutes as presented was made by Ms. Ellenz, seconded by Mr. Wills, all in favor, motion carried.

The Board reviewed the request to close CD 3 maturing September 15th with the value of \$11,069. and to move the funds to the money market account to pay for the slurry seal project. Motion to approve was made by Ms. Ellenz, seconded by Mr. Wills, all in favor, motion carried.

The Board reviewed the request to close CD 5 maturing August 5th with the value of \$10,467. and to move the funds to the money market account to pay for the slurry seal project. Motion to approve was made by Ms. Ellenz, seconded by Mr. Wills, all in favor, motion carried.

The Board reviewed the request to roll over CD 6 in the amount of \$10,000.00 maturing July 16th, roll over for 6-12 months depending on best interest rate available. Motion to approve made by Mr. Tousignant, seconded by Ms. Ellenz, all in favor, motion carried.

The Board reviewed the Fiore, Racobs & Powers Retainer Agreement for another year in the amount of \$1,000. Motion to approve made by Mr. Tousignant, seconded by Ms. Ellenz, all in favor, motion carried.

The Board reviewed the status report from Coachella Valley Collections-No action at this time.

The Board reviewed a request to approve the Lien of account #13. Motion to approve made by Ms. Ellenz, seconded by Mr. Wills, all in favor, motion carried.

Committee Reports

Mr. Wills gave the report to include that there are proposals for perimeter landscape upgrades to include the strip medians, installation of 40 ficus trees at about \$40.00 a piece at the retention basin as a cover from the street view. The Committee is looking for someone to do monthly light service checks also and real estate sign conformity.

Unfinished Business

Website-Discussion was held. No action.

New Business

Recommendation for Retention Basin Improvements-Tabled until the September meeting.

Recommendation for Contractor for Monthly Inspection of Perimeter Lights- Motion to approve the proposal from Desert Properties Light Maintenance for \$75.00 a month made by Ms. Ellenz subject to verification of insurance, seconded by Mr. Tousignant, all in favor, motion carried.

Recommendation for Perimeter Landscape Upgrades-Tabled until the September meeting.

Recommendation for Palm Tree Trimming by GLS Landscape Services for \$35 per date palm and \$27 per fan palm- Motion to approve made by Ms. Ellenz, seconded by Mr. Wills, all in favor, motion carried.

GLS Landscape Services Proposal-GLS Landscape is asking for a 10% increase after three years of service with no increase. Motion to approve the increase was made by Mr. Wills, seconded by Ms. Ellenz, all in favor, motion carried.

Recommendation for Sign Guidelines for Real Estate Signs- Motion to approve doing a resolution that all real estate signs be tan and brown made by Mr. Tousignant, seconded by Mr. Wills, all in favor, motion carried.

Recommendation for Slurry Seal Proposal. Motion to approve the execution of a contract to start August 2008 and to appoint a committee (Tom and Jennifer) to clarify the bids with the contractors and select a contractor for an amount not to exceed \$26,000.00 made by Mr. Tousignant, seconded by Mr. Wills, all in favor, motion carried.

Retroactive Approval for Pump Replacement by Golden West Pool & Spa Repair for not to exceed \$565.00 at the Gerald Ford Gate Fountain- Motion to approve made by Mr. Wills, seconded by Ms. Ellenz, all in favor, motion carried.

Recommendation for New Contractor for Fountain Maintenance-Tabled until the September meeting.

Recommendation for Installation of Spike Strips at Exit Gates-Tabled until the September meeting.

Recommendation for Installation of Single Vehicle Access Arms at Entrance Gate-Tabled until the September meeting.

Recommendation for Changing Access Codes for Gates- Motion to approve changing the gate codes every six months was made by Mr. Tousignant, seconded by Ms. Ellenz, all in favor, motion carried.

Management Reports

The Board reviewed all Management reports. No action.

Homeowner Forum

None.

Next Meeting

September 11, 2008 at the Braille Institute at 5:00p.m.

Adjournment

The regular session meeting was adjourned at 6:38 pm, upon a motion duly made and seconded.

Respectfully submitted by:

Shelly Ruegsegger, CCAM

Personalized Property Management

Jerry Stamper, Secretary