

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MAY 28, 2010
MINUTES**

A meeting of the Board of Directors of the Montage at Mission Hills Homeowners Association was held on Friday May 28, 2010 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
Skip Sanchez, Vice President
Sandy Nips, Director
Jerry Stamper, Secretary
Candie Kaufer, Director

MEMBERS ABSENT: None

ALSO PRESENT BY CONFERENCE CALL: Jennifer Zeivel, CCAM representing Personalized Property Management.

CALL TO ORDER: President Tom Tousignant called the meeting to order at 3:00 p.m.

APPROVAL OF MINUTES: The Board reviewed the amended Minutes of the March 20, 2010 meeting, as presented by Management.

Motion to approve the Minutes of March 20, 2010 Regular meeting minutes Mr. Sanchez made the motion, seconded by Mr Stamper. , Unanimous.

FINANCIAL REPORTS: The Board reviewed the financial statements for March and April 2010, as presented by Management. Mr. Sanchez said it appears the Board is under budget so far despite the overages in lighting.

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

2009 AUDIT: Tom coordinated with Healey and Associates in finalizing the Review. It was noted they did not complete the review to the satisfaction of the Board. Management will provide additional bids next year. *Motion to approve the annual review for distribution, Mr. Sanchez made the motion, seconded by Ms. Nips, all in favor.*

COMMITTEE REPORTS:

Architectural & Landscape Committee: The Board reviewed the minutes from the April Architectural & Landscape Committee meetings, no action.

Neighborhood Watch Committee No report.

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

CONSENT CALENDAR:

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

- Notification of Board Executive Session meetings of March 20, April 15 and May 28, 2010 for hearings on Rules violations.
- Notification of President applying for and receiving a Kinko's-FedEx credit card for use by HMS Creative for printing and folding the Montage Messenger.
- Approval retroactively for expenditure of \$331.14 to Sandy Nips for new plants.
- Approval to roll over CD2 for a period of 6 months to 18 months depending on best available interest rate (matures May 23, 2010).
- Approval to roll over CD6 for a period of 6 months to 18 months depending on best available interest rate (matures July 18, 2010).
- Approval to invest in a new CD7 for a period of 6 to 18 months depending on best available interest rate. As of May 20th there will be a balance of approximately \$22,900 in our Money Market account.
- Approval of execution of new bank signature cards to add Candie Kaufer as a signer on all accounts.

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

OLD BUSINESS

Montage PPM website- No report

Status of soliciting business advertising for publication on the Montage

newsletter- The Board has collected \$1412.00 so far to date for advertisement in the newsletter, per Donna Tousignant.

Approval for installation of new Roto-Lite covers for perimeter lights in the Gerald Ford and Da Vall parkways. Ms. Nips presented a handout, two lights on Da Vall were in front of trees that are no longer there, take bullets out and put flat fluorescent bulbs in there. Agenda item was moved to New business for further discussion.

NEW BUSINESS

Approval of Contribution-The Board discussed the approval of a contribution to CAI-CLAC, the legislative action committee for CAI. Approval to contribute \$1.00 per owner was agreed on. *Motion to contribute \$128.00 to CAI-CLAC, Ms Kauffer made the motion, seconded by Ms Nips, all in favor.*

Approval of 2010 PPM Contract with Personalized Property Management-

Discussion was held on the contract renewal. It was discovered that the while the contract presented to the Board is in fact the PPM standard contract for all associations, the Montage contract was negotiated in 2009 with custom language. Management inadvertently included the standard contract and not the custom Montage contract in the Board packet, therefore the Board was not able to make a determination at this meeting. *Motion to allow Mr. Tousignant to work with PPM to correct the issues in question, Mr. Sanchez made the motion, seconded by Candie Kauffer, all in favor.*

Palm Tree bids- The Board reviewed the three Palm Tree bids, as presented by Management. Motion to approve PWLC II to complete the Palm tree trimming, Ms. Nips made the motion, seconded by Mr. Sanchez, all in favor.

HMS Creative-The Board discussed the future of the relationship with HMS Creative and the Montage Messenger newsletter. HMS requested \$30.00 in travel funds per issue plus a stipend for continued publication. Mr. Sanchez agrees that they should be able to recover actual costs, but does not agree with the request for the stipend. HMS has offered to do July newsletter, but they would like the past travel expenses reimbursed. Motion to approve reimbursing HMS Creative \$120.00 in travel expenses for the 4 issues they will have completed, Mr. Tousignant made the motion, seconded by Ms. Kaufer, all in favor.

The Board will need to determine what will become of newsletter after July if HMS Creative is not doing it. Mr. Tousignant does not wish to take over the newsletter. This item will remain on the agenda for discussion at the July meeting.

Discussion of neighborhood watch distribution-The Board decided information gathered from owners should go to pod captains only.

Discussion on level of detail in Executive minutes-The Board decided no changes will be made to the Executive Minutes at this time.

Discussion of perimeter landscape project proposal to move forward with removal of overgrowth and replanting. The Board discussed changing to desert landscaping at each entrance and keeping the flowers at the corner. If Nissho installs these plants, they are responsible for maintaining the plants. The Board will save \$2000 a year by converting to desertscape. The payback will be put towards the entire overhaul of the perimeter landscape. Mr. Sanchez thought it should wait until we had a landscape designer look at the overall project.

Motion to covert the entries to desertscape, Mr. Stamper made the motion, seconded by Ms Nips, approved 4 to 1, Mr. Sanchez against.

Motion to approve installing summer color at the corner of Gerald Ford and Da Vall only not to exceed \$450.00. Mr. Tousignant made the motion, seconded by Mr. Stamper,

Discussion - Mr. Sanchez though we should consider changing the Da Vall corner to desert landscape as well, after we have a landscape designer look at the overall project.

Motion approved 4 to 1, Mr. Sanchez against.

Mr. Sanchez said while Ms. Nips and the Architectural committee have done a great job, he feels the current scheme does not appear professionally designed. The question is whether or not a landscape architect is needed. Ms. Nips recommends that they thin out Lantana, take out Baccarus, and add cactus and colorful desert plants using a combination of summer and winter plants so there is year round color. Mr. Sanchez thought that we should wait until after have a landscape designer look at the overall project. Motion to approve moving Baccarus and buying boulders for cost not to exceed \$8,527 to be paid with Reserve Funds,

Mr. Tousignant made the motion, seconded by Ms Nips, approved 4 to 1, Mr. Sanchez against.

Board needs to decide on whether or not a landscape architect is needed and how to fund the project. Ms. Nips is concerned this is wasting her budget. Mr. Tousignant says it all comes from the same pot Mr. Tousignant recommends approving work that can be started this summer. Motion to approve up to \$3000.00 for a landscape architect to create a plan for the perimeter landscape. Mr. Tousignant made the motion, seconded by Mr. Sanchez, all in favor.

Progress report on fire ants in perimeter landscaping

Ms Nips reports the Fire Ants are bad around the perimeter and she is not happy with the job Animal Pest Mgmt is doing. They use a different granule than Vector Control and it appears the fire ants are thriving. Management reports that she has not heard from Vector control to schedule in some time, they used to call every three months. Mr. Tousignant asks Management to call Vector Control right away and get them scheduled for every three months.

Report on Econo-Crete's proposal to fix GF entrance

Ms. Nips says Econo-Crete will get tire tracks off and close off a gate for a few days during the process, they will do this for free. They recommend buying a power washer and having someone do it themselves. Ms Nips provided a handout of prices for power washers. Management will look into insurance issues, does not believe this is a good idea to have owner volunteers do this work.

Installation of additional Roto-Lights

Ms. Nips reports the Roto-Lites finish all seventeen, 15 to finish all of them and modify 2 that weren't in front of the trees. Motion to approve price to purchase remaining seventeen Roto-Lites not to exceed \$1700.00, Mr. Tousignant made the motion, seconded by Mr. Stamper, all in favor.

The Nissho calendar approval was tabled.

Desert Properties Light Maintenance- The Board is unhappy with the pricing for maintenance of inside lights. Management will obtain bids for lighting.

HOMEOWNER FORUM

No discussion.

CORRESPONDENCE & OTHER

The Board reviewed all Management reports and correspondence no comment.

NEXT MEETING:

The next meeting of the Board is set for Thursday, July 8, 2010 at 3:00pm at PPM.

ADJOURNMENT:

With no further business to be brought before the Board at this time, the meeting was adjourned at 5:30 PM on a motion duly made and seconded.

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

APPROVED:

Jerry Stamper, Secretary

Date