

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
NOVEMBER 12, 2010
MINUTES**

A meeting of the Board of Directors of the Montage at Mission Hills Homeowners Association was held on Thursday November 12, 2010 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
Sandy Nips, Director
Jerry Stamper, Secretary
Skip Sanchez, Vice President
Candie Kaufer, Director

MEMBERS ABSENT:

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

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

HOMEOWNER FORUM: Marcus Marciniak came to the meeting to discuss the recent attempted home invasion of his home. He was very upset about this. The Board agreed to authorize changing the gate codes. Jennifer to send Tom a letter and he will distribute. Tom will also post the letter from Marcus on the website.

Tom had requested Jennifer to investigate the HOA's potential liability of the new group home in Montage - There is a group home occupied by elderly and their caretakers at the East end of Matisse. Jennifer said that group homes are chartered by the State. They are allowed within residential communities per the California Civil Code. They provide their own insurance. The HOA does not have any liability exposure. We cannot discriminate against the home. But, they are subject to the HOA Rules and Regulations. If they create a nuisance by excessive traffic, noise or parking problems they may be subject to the same disciplinary measures as any other household.

APPROVAL OF MINUTES: The Board reviewed the amended Minutes of the November 12, 2010 meeting, as presented by Management.
Motion to approve the Minutes of November 12, 2010 regular meeting: Sandy Nips made the motion, seconded by Jerry Stamper, Unanimous.

FINANCIAL REPORTS: The Board reviewed the financial statements for August and September 2010, as presented by Management.
Motion to approve the August and September 2010 financials for filing, Sandy Nips made the motion, seconded by Skip Sanchez, unanimous.

Management reported that Account 128 is approaching the \$1,800 threshold for filing a Notice of Default.

Motion to approve filing a NOD once the \$1,800 threshold is reached, Sandy Nips made the motion, seconded by Candie Kaufer, Unanimous.

COMMITTEE REPORTS:

Architectural & Landscape Committee: The Board reviewed the Minutes of the Architectural & Landscape Committee meetings. No action

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:

- Status of Montage website-Updated to add notice of pool equipment stolen and November Board meeting, plus posting of July Board Minutes, CC HOA Pres Council Minutes and November Newsletter. Tom will also add Marcus' letter to the website.
- Status of Montage newsletter-November Newsletter sent, still need commitments for support for future editions. Tom is still looking for submissions. Jerry will provide Tom an article for the January Newsletter.

Motion to approve the consent calendar, Sandy Nips made the motion, seconded by Candie Kaufer, Unanimous.

OLD BUSINESS

Review of Master Plan and costs for upgrade to perimeter landscaping project proposed by Gordon Kurtis. –Tabled. Gordon has requested this be postponed until the January meeting. He is to provide plans, plant list and a ball park estimate of cost.

Progress report on the Fire Ant Situation in Perimeter Landscaping – It was reported that ants are still there but there is a big improvement since Vector Control visited and took action. Vector Control will re-treat in October and at 3 month intervals. Sandy doesn't know what Animal Pest Management has been doing; they no longer deliver slips to her when they come for treatment. Tom requested management to contact APM and tell them to re-start delivering service slips to Sandy. Also, tell them we would start holding payments for services if slips are not delivered.

Discussion on Desert Properties Light Maintenance pricing and performance.

DPLM is charging more on the bulbs and fixtures than their cost. Tom to develop specification and provide a list of bulbs & fixtures to management. Management to solicit bids on light maintenance for the January meeting.

NEW BUSINESS

Approval of 2011 Reserve Study by Association Studies- The Board reviewed the 2011 Reserve Study. Motion to approve the Reserve Study, Ms. Nips made the motion, seconded by Ms. Kaufer, all in favor.

Approval of 2011 Budget proposed by the Finance Committee-The Board reviewed the 2011 Budget as presented by the Finance Committee. Skip asked questions on specific line items in the budget relating to landscape and lighting. Skip requests to do a presentation of the budget at the Annual Meeting, slide show. Motion to approve the 2011 Budget, Ms Nips made the motion, seconded by Mr. Sanchez, all in favor.

Approval of proposal by Desert Properties Light Maintenance for installation and removal of holiday decorations for \$1895.00. Motion to approve the installation and removal of holiday decorations, Ms Nips made the motion, seconded by Mr. Stamper, all in favor.

Selection of contractor to remove approximately three inches of decomposed granite from the bottom of the retention basin to improve drainage. The Board reviewed the four proposals to remove the DG as presented by Management. They ranged in price from \$6,148 down to \$1,500. Al's Gardening Service was the lowest bidder. Jennifer said that Al's Gardening Service has been very good of maintenance of other HOAs she manages and they also provide landscape maintenance for one of the Agua Caliente Casinos. There is \$5000.00 available in the 2010 budget for this work per Tom Tousignant. Tom requests a contract with the specific specifications and payment at completion, and any damage to irrigation, dump/wait tickets copies, Tom wants to know that it 3 inches X 5000 sq feet are removed. There are two mesquite trees in the basin; A/L committee does not want the trees removed. The Board suggested that a reasonable attempt be made to save trees, but permission to remove if needed. Tom to get additional specifications to Jennifer for transmission to Al's Gardening Service. Tom would like to do before Christmas. Along with gate change notice, management to add notice of the retention basin grading project. Motion to hire Al's Gardening Service with stipulations discussed, Ms. Nips made the motion, seconded by Mr. Stamper, all in favor.

Review of design plans for installation of additional dry well by Nick Nickerson. Tom provided copies of the plans for an additional drywell, prepared by Nick Nickerson. Jerry asks if there were any complaints from the City of Rancho Mirage or Cathedral City, Tom says no. Purpose of the drywell is to accelerate percolation of water flowing into the retention basin. Tom says other associations landscape their retention basins because they do not have standing water like Montage. Nick Nickerson said that the Montage design plans specified a Maxwell Drywell, but during construction GHA substituted a less expensive (less adequate) drywell. Maxwell does all manufacturing and installations of their drywells. Nick recommends we budget \$20,000.00 for the drywell. The costs Nick has seen in recent years range of \$7,000-\$20,000 but closer to \$11,000-\$15,000. Tom's opinion is that if the scraping doesn't fix the problem, he recommends installing the new drywall. Skip asks consequence of not installing, would be overflow into Rancho Mirage storm drains and they could come after the HOA. Nick provided all engineering and drawing which would have cost the HOA a couple thousand dollars. Skip recommends talking to Nick about the timing, best time to replace would be when Maxwell is charging closer to the \$7,000, and the Board will authorize. Tom will talk to Nick about this. Tom says work would not be done until next year in the summer. Motion to accept the plans to implement if / when the price is right, Ms Nips made the motion, seconded by Ms. Kaufer, all in favor.

CORRESPONDENCE & OTHER

The Board reviewed all Management reports and correspondence.

NEXT MEETING:

The next meeting of the Board is set for Friday, January 21, 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 3:00 PM on a motion duly made and seconded.

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

APPROVED:

Jerry Stamper, Secretary

Date