

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
NOVEMBER 2, 2011
MINUTES**

A meeting of the Board of Directors of the Montage at Mission Hills Homeowners Association was held on Thursday November 2, 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
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 2:50 p.m.

APPROVAL OF MINUTES:

The Board reviewed the Minutes of the September 15, 2011 meeting, as presented by Management. Corrections were noted and made.

Motion to approve the Minutes of September 15, 2011 Regular meeting: Ms. Nips made the motion, seconded by Mr. Nickerson, all in favor.

FINANCIAL REPORTS:

The Board reviewed the financial statements for September 2011. *Motion to approve the September 2011 financials for filing, Mr. Nips made the motion, seconded by Mr. Nickerson, all in favor.*

COMMITTEE REPORTS:

Architectural & Landscape Committee:

Ms. Nips gave the report. A new solar installation was approved along with desert scape. The Casita project was built and they are awaiting the final sign off of the work, and will be looking for their \$1000.00 deposit back.

Sandy has met with Conserve on the perimeter project work.

Nissho is gone, terminated as of the end of October. Conserve will look at the area on the corner where there was insufficient overseeding done.

Neighborhood Watch Committee

None

President's Council meeting report.

No minutes of the Cathedral City Presidents Council meeting were included in the Board packet for review.

CONSENT CALENDAR:

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

- Notification of Board Executive Session meeting of November 2, 2011 for collections and member discipline.
- Notification of rollover of CD7 before January 8, 2012 for the best rate available for a 12 to 24 month term.
- Status of new Montage website – Updated to add Approved Board Meeting minutes of July 14th, draft May Board Meeting minutes of September 15th, updated 2011-12 Calendar, CC HOA Pres Council minutes, and September Newsletter.

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

OLD BUSINESS

Consideration of bids for installation of new drainage system for bottom of detention basin. The Board reviewed a proposal from Hammer Pumping to do the detention basin work. Mr. Nickerson talked with Mike from Martin Sweeping about questions he had on the plans drafted by Mr. Nickerson, but the Board does not have a proposal from Martin yet. *Motion to allow Mr. Nickerson to make the final decision on which bidder to use for this work, cost not to exceed \$3880.00, Ms. Nips made the motion, seconded by Mr. Beyer, all in favor.*

NEW BUSINESS

Consideration of recommendations by the Finance Committee of a proposed 2012 budget and 2012 update of the Reserve Study.

Mr. Nickerson wants to discuss overspray letters going out to all home owners to cut down on water flowing into the streets and subsequently keeping street wells full. They were full to the brim and the water was flowing out from the top of the drywell. When the pumping took place the water was stagnant and foul smelling and mosquitoes were swarming. The water isn't leaving the system as it should be. We will not have adequate funds budgeted for pumping unless this constant inflow of water is addressed. Discussion included the start of billing owners unwilling to adjust/fix their sprinkler systems. It was noted that even some desert-scape lots are contributing to the issue. Board will come up with a recommendation for the next meeting and will discuss at the Annual Meeting.

Motion to accept the Budget and Reserve Study as presented, Ms Nips made the motion, seconded by Mr. Nickerson, all in favor.

Discussion on SB 563, to determine how we will conduct business after January 1, 2012. Further discussion on this will take place during the January meeting, when more information will become available.

Discussion on protection of financial information provided on the Montage website. Management was instructed to check to see if there is anything sensitive on the website including the Budget & Reserve Study. Part of the concern voices that budget and documents on the website might be used in circumventing the escrow process. Management will also be checking on procedural issues with providing the documents including Budget and Reserve Studies.

Discussion on a community yard sale. There were feelings for and against a community event as opposed to the occasional activity of homeowners. The suggestion to discuss this at the Annual Meeting and decide on a meeting dates did not meet with unanimous approval. The Board discussed creating a rule on garage sales as the Board can set a policy. Consensus was to gage the interest of the owners as we go forward. Board will revisit the item only at such time as the need is seen.

Discussion on the 2012 Annual Homeowners Meeting. Mr. Tousignant has reserved the Children's Discovery Museum for Saturday March 24th.

Motion to approve the date made by Ms. Nips, seconded by Mr. Nickerson, all in favor.

(The Dinah Shore building is being converted into exhibits but there is a newly completed meeting space in the back of the property which includes parking.) Mr. Fouyer's Board position is up for election as he filled in for the late Ms. Kaufer. There are five months remaining in which the Board will determine the agenda. Fire Department, Disaster Preparedness Kits, LED Lighting and Mission Hills CC benefits presentations were considered and will be revisited as the agenda is prepared. Ms. Nips will ask Al Chavez to be the inspector of election.

Motion to approve the appointment of Al Chavez as Inspector of Elections made by Ms. Nips, seconded by Mr. Nickerson, all in favor.

Discussion on donation of wreath to the Cathedral City Boys and Girl's Club for their auction. There is general consensus this is a really worthy good cause. The HOA was asked to donate a wreath to be auctioned off as part of their holiday fund raising. Mr. Nickerson will talk to Pam and will give her a wreath from his business. The Board is not empowered by the CC&Rs to spend funds beyond the operation of the Montage.

OTHER BUSINESS

Management - Reports The Board reviewed the management reports and received for filing.

Desert Properties Light Maintenance-Same proposal as last year. Motion to approve the holiday lighting proposal for \$1895.00, with 50% being due upon execution of the contract, Mr. Fouyer made the motion, seconded by Mr. Nickerson, all in favor.

Insurance is in line with the budget for 2012, renewal is to be signed.

Management to talk to Conserve about trimming deciduous trees, get a proposal.

LaSalle lighting inspection is today, Mention of malfunctioning fluorescent light inside the GF gate was made and Ms. Price's lights are flashing necessitating the sending of a letter.

CORRESPONDENCE & OTHER

The Board reviewed a letter from Fiore on the 2012 rates, no action.

Invoice received from Mission Hills Country Club requesting payment of under-paid Social Membership fees during 2011. Error previously discovered during budget preparation and delt with.

HOMEOWNER FORUM: No homeowner forum.

NEXT MEETING:

The next meeting of the Board is set for Thursday, January 12, 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 4:40 PM on a motion duly made and seconded.

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

APPROVED:

Curt Beyer, Secretary

Date