

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
NOVEMBER 14, 2013  
MINUTES**

***A meeting of the Board of Directors of the Montage at Mission Hills Homeowners Association was held on Thursday, November 14, 2013 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:** Curt Beyer, President  
Nick Nickerson, Vice President  
Tom Tousignant, Treasurer  
Robert Fouyer, Secretary  
Michelle Madison, Director

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

**CALL TO ORDER:** President Curt Beyer called the meeting to order at 3:40 p.m.

**APPROVAL OF THE AGENDA:**

The Board reviewed and approved the current agenda.

**APPROVAL OF MINUTES:**

The Board reviewed minutes of the August 29 Regular meeting, and the September 29<sup>th</sup> and October 1<sup>st</sup> Special meetings on the 2014 Budget and AMS slurry project respectively. *Motion to approve the Minutes of as to be amended, Mr. Nickerson made the motion, seconded by Mr. Tousignant, all in favor.*

**FINANCIAL REPORTS:**

The Board reviewed the financial statements for August, September, and October 2013. *Motion to approve the August, September, and October 2013 financials for filing, Mr. Nickerson made the motion, seconded by Ms. Madison, all in favor.*

2014 Budget -The Board met, as the Finance Committee previously to formulate the 2014 Budget. The final draft was presented, and *Motion to approve the 2014 Budget, Mr. Nickerson made the motion, seconded by Mr. Fouyer, all in favor.*

2014 Reserve Study /Association Studies – The Board reviewed the final draft of the reserve study, and *Motion to approve the 2014 Reserve Study, Mr. Nickerson made the motion, seconded by Mr. Fouyer, all in favor.*

The Board discussed closing of the CA Bank CD on January 9<sup>th</sup> when it matures, and moving funds to Wells Fargo advisors. *Motion to approve this transaction as stated, Mr. Nickerson made the motion, seconded by Mr. Fouyer, all in favor.*

Lien(s) – The Board reviewed the Authorization to file a lien, as presented by Management. *Motion to file the lien on property APN# 674-660-019, Mr. Nickerson made the motion, seconded by Mr. Fouyer, all in favor.*

**COMMITTEE REPORTS:**

**Management report:**

The Board reviewed the call logs and action list from Management, as well as two notices on the 2014 Civil Code changes, and the discontinuance of ACH transactions from PPM. *Motion to accept the \$825.00 compliance work, which PPM will do on behalf of the HOA to conform to changes in the Civil Code for 2014, Mr. Tousignant, Mr. Fouyer seconded, all in favor.*

Management will provide Exhibit B to the Board, which was previously mailed to the Board members. Mr. Tousignant says he did not receive.

**Architectural & Landscape Committee:**

The Board reviewed the proposal from ConserveLandCare to remove turf in the side yards of several addresses, and convert to desert due to overwatering in these areas that is causing damage to the asphalt. Motion to approve the expenditure with ConserveLandCare to convert the side yards at 36110 Dali Dr., 36350 Artisan Way, 69729 Picasso Ct., 36087 Da Vinci Dr, and 36395 Artisan Way for not to exceed amount of \$10,000, Mr. Nickerson made the motion, seconded by Mr. Tousignant, all in favor. Mr. Fouyer will draft the agreements to the owners for signature authorizing ConserveLand to proceed. Most of this money will be spent in 2013, and it will be paid from Operating.

There was a semi-annual walk-thru inspection on Friday, and the committee found 47 new violations on a variety of architectural issues. Mr. Tousignant recommended a first contact by email or phone, and he will provide the committee with an owners list. After the owners are contacted, the list of non-responders will be given to Management for further follow up, in writing.

The Ant infestation has improved, and Mr. Fouyer confirmed he is getting the Animal Pest Management door tags twice a month on their date of service.

The Committee has discussed removing Robeline palms and replacing with annuals around the entrance fountains. The Board agreed that they do not want annuals. Mr. Tousignant stated that the Reserve Study has \$10,000.00 to redo or refurbish of the fountains, if necessary, in 2015.

The Board discussed the recent, unintended oversight in not acknowledging the death of former committee member, Dotty Paglia, in the last newsletter. The Board intends to correct this in the next newsletter and will send flowers to the family on behalf of the Board for Dotty's many years of service on the committee. Motion to send flowers for not to exceed \$100, Mr. Nickerson made the motion, seconded by Mr. Tousignant, all in favor.

**Neighborhood Watch Committee**

No report, or minutes in the Board packet.

**Welcome Committee/Emergency Preparedness**

Mr. Beyer gave the report. At the recent Emergency Preparedness Meeting at Mission Hills, 14 Montage owners showed up. One of the speakers said he would do a personal home evaluation free for everyone in attendance, 46 people signed up for the service out of 100 owners there.

Our 2<sup>nd</sup> annual Christmas social For Montage homeowners will be held on December 7, from 4-6pm at the Mission Hills Country Club.

**President's Council Meeting Report.**

No minutes were in the Board packet, no discussion. Mr. Tousignant will send everyone a recap of the meeting separately.

**Rules Committee**

Mr. Nickerson intends to wrap up the work with his committee, prior to the March 2014 meeting.

**CONSENT CALENDAR:**

The Board reviewed the following consent calendar items including:

- Notification of Board Executive Session of September 29, 2013 as the Finance Committee for preparation of the 2014 Draft Budget, and Reserve Study.

- Notification of Board Executive Session of October 2, 2013 to meet with AMS Paving on details of the sealcoat contract implementation.
- Notification of the Board Executive session of November 14, 2013, for discussion on member discipline.
- *Motion to approve the consent calendar, Mr. Nickerson made the motion, seconded by Mr. Tousignant, all in favor.*

## **OLD BUSINESS**

Paving Project update- Mr. Nickerson reported that the project went smoothly, with the exception of a few owners who had their water turned on the day of the project. Overall there is a huge water issue in the complex due to overwatering and subsequent water run off on the streets. The streets are deteriorating at a faster rate than Mr. Nickerson would like. He recommends that the Board or HOA recommend owners go to desertscaping in their front yards. Some homeowners are tearing up the streets by overwatering their lawns to keep their grass green. Overall the Board was happy about how the project was handled and the Board received compliments on the communication efforts in advance of the project.

## **NEW BUSINESS**

### Legal Opinion:

Board discussed a recent article in the Davis – Sterling newsletter which discussed changing the quorum requirement at an annual meeting. The Board would like to get Fiore’s thoughts on this issue as it pertains to the Montage HOA, *Motion to send the article from Davis Sterling to the attorney and have Fiore prepare a response, in addition to 2014 changes they are already working on, Mr. Tousignant made the motion, seconded by Mr. Nickerson, all in favor.*

The Board discussed implementing a standard set of conditions for Montage contracts. Mr. Nickerson will develop and have available at the next Board meeting January.

Discussion of the decision made by PPM to discontinue the Automatic Withdrawal service. The Board discussed this under the Management reports.

Discussion of proposed changes to the Management contract. This agenda item was requested by Management in order to start the conversation on what level of involvement the new Board would like to see by Management. The previous Board renegotiated the contract in 2009 and the amount of time Management was spending was reduced. Management wants to make certain all the needs of the HOA are being met in terms of the time allowance. No changes to the contract.

Discussion of the conversion of owner side yards from lush, to desert landscape. – The Board reviewed and approved ConserveLandCare to do the conversion. This is in the landscape committee report.

Discussion on the revised billing statement for HOA documents and other changes commencing on January 2014, per Senate bill 745. These changes were outlined in the management report, and the Board has approved PPM to handle the compliance issues associated with the new laws.

Discussion on allowing sufficient time stamps for Board members to review final drafts and any other releases by the HOA Board. This was moved to the EXECUTIVE session, upon a motion duly made and seconded, all in favor.

Discussion on referral criteria and / or endorsements of contractors in Montage “documents / events.” This was moved to the EXECUTIVE session, upon a motion duly made and seconded, all in favor.

Discussion on revising the Montage website for all matters Montage. The Board would like to see the website updated and maintained. This was moved to the EXECUTIVE session, upon a motion duly made and seconded, all in favor.

**HOMEOWNER FORUM:**

No homeowner forum.

**NEXT MEETING:**

The next meeting of the Board is set for Thursday, January 9, 2014 at 3:00pm, at the offices of Personalized Property Management.

**ADJOURNMENT:**

With no further business to be brought before the Board at this time, the meeting was adjourned at 4:55 PM on a motion duly made and seconded.

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

**APPROVED:**

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**Robert Fouyer, Secretary**

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**Date**