

**MONTAGE AT MISSION HILLS
HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF HOMEOWNERS
MARCH 20, 2010
MEETING MINUTES**

The Annual Meeting of Homeowners of Montage @ Mission Hills Homeowners Association was held on Saturday, March 20, 2010 at 11:00 a.m. at The Children's Discovery Museum, Rancho Mirage, CA. 92270.

CALL TO ORDER:

President Tom Tousignant called the meeting to order at 11:00 a.m. and welcomed the homeowners present.

ASSURE QUORUM:

Al Chavez was the inspector of election. He announced a quorum had been reached with 72 ballots received via mail or in person at the meeting.

INTRODUCTIONS:

Each of the Board members were introduced and thanked by President Tousignant for their service in the past year. They were:

Tom Tousignant	President and Treasurer
Skip Sanchez	Vice-President
Jerry Stamper	Secretary
Sandra Nippel	Director at Large and Architectural Chairperson
Lee Ann	Director

Sandra Nippel introduced the Architectural Committee members and thanked them for all of their hard work. They were: Donna Tousignant, Dotty Lapaglia, Joe Feldun, and Robert Fouyer.

Jennifer Zeivel, CCAM was also introduced as the Community Manager.

PRESIDENT'S REPORT:

Mr. Tousignant reported on the Board accomplishments for 2009/10. A towing policy was enacted and the Neighborhood Watch committee was formed. A new website and newsletter were also produced by Harold & MJ Schwartz.

Tom thanked Harold & MJ Schwartz for gathering advertising for and production of the Montage Messenger newsletter.

TREASURER'S REPORT:

Mr. Tousignant gave the Treasurer's report for 2009/10. The Association enjoys a very good financial position. In 2009 there was a, budget surplus of \$1690.00 which was rolled over into the 2010 Operating Budget and no taxes were paid on it. There have been some foreclosures but nowhere near the issues other communities have had. The Board continues to actively pursue owners in collections.

ARCHITECTURAL COMMITTEE:

Sandy Nips gave an overview of the duties of the committee, explained how the committee is each responsible for their respective areas with issues reported to management to send letters to get issues cleaned up. The Committee meets monthly and puts in a lot of work. Accomplishments were listed in the most recent newsletter. Ms. Nips reported on the ongoing project of removing landscape overgrowth along the perimeter.

The Committee reminds owners to maintain their garage lights and Board will still provide switch lock to owners who need one. Garage light violations continue to take up a lot of time and energy of the Committee and Management and Sandy requested owners be more vigilant in maintaining their lighting outside.

PRESENTATION BY NEIGHBORHOOD WATCH COMMITTEE:

Skip introduced Steve Kauffer of Maximum Security, whose sister lives in Montage. He gave a brief presentation on security, and crime prevention techniques. The economy is bad so there is an increase in crime. Most burglars are criminals of opportunity, don't leave doors/windows unlocked, garage doors open, or newspapers out. Use alarm system, even if you do not pay for monitoring. Lock gates to backyard, owners can use Knox boxes for police or fireman, and they can get into the house. Recommended not locking gate so owners can determine who is at the door. Keep an eye on neighbors. Being a gated community creates a false sense of security, they are privacy gates not security gates. Phone lines are on outside of house, if burglars cut, alarm will still sound, but company might not be notified. Owners can opt for Cellular or radio notification if they do not wish to use their land line.

Neighborhood Watch-Skip gave a presentation on Neighborhood Watch. They tried to develop years ago but there was not the impetus to join because there was not an issue of crime. Now the crime has increased so there is a grassroots movement to reinvigorate the Neighborhood Watch program. Skip asked for owner info in the event of an emergency, he does not want the information for any other reason. This way owners can be contacted if there is an issue with their home. 760.770.0300 is the nonemergency number for the Cathedral City police owners were encouraged to report anything suspicious.

Owner asked why the need to change the gate codes so often. Tom asked what the will of the owners is with changing gate codes. The owners want them changed only once a year. Tom says the gate code will only be changed once a year, instead of every six months.

OPEN FORUM FOR HOMEOWNERS:

Items discussed were gate codes, gate maintenance, Reserve expenditures, electronic delivery of annual documents, and the census participation which is worth \$1000.00 in tax dollars per resident.

Owners also discussed the refurbishing of entrances. Owners indicated they want to wait until the next Annual Meeting to decide on whether or not to refresh the gates.

APPROVAL OF MINUTES:

The 2009 Annual Meeting Minutes were approved by the Members upon a motion duly made and seconded.

IRS RESOLUTION:

IRS resolution 70-60 was approved by the Members upon a motion duly made and seconded. This allows for any excess operating income, over operating expenses for the year ending December 31, 2010, be applied against the subsequent tax year. The purpose of the resolution is to reduce the Association's tax liability.

ELECTION RESULTS:

The IRS resolution received 71 votes. The 2009 Minutes received 71 votes. Sandy Nips and Candace Kauffer were elected to the Board unanimously.

ADJOURNMENT:

There being no further business to be brought before the membership and upon a motion duly made and seconded, the meeting was adjourned at 12:40 p.m.

Jerry Stamper

Jerry Stamper

3/19/11

Date