MONTAGE AT MISSION HILLS
HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF HOMEOWNERS
MARCH 19, 2016 MEETING MINUTES

The Annual Meeting of Homeowners of Montage at Mission Hills was held on Saturday, March 19, 2016 at 9:00 a.m. at The Cathedral City Center, 37171 West Buddy Rogers Ave, Cathedral City, Ca.

CALL TO ORDER:
Vice President Michelle Madison called the meeting to order at 9:00 a.m. and welcomed the homeowners present.

INTRODUCTIONS:
Each of the Board members was introduced. They were:

Michelle Madison	Vice-President
Mary Weiler	Secretary
Tom Tousignant	Treasurer
Leo Schlesinger	Director

Shelly Ruegsegger, CCAM, was introduced as Community Manager and Jasmine Meza, Assistant Community Manager representing Personalized Property Management.

QUORUM: Steve Shuey of PPM was the Inspector of Election. He announced a quorum had been reached. The polls were closed at 9:08am.

APPROVAL OF MINUTES: The 2015 Annual Meeting Minutes were approved as written via the secret ballot processs.

IRS RESOLUTION: The IRS Revenue Ruling was approved by the members via the secret ballot process. This resolution allows for any excess operating income, over operating expenses for the year ending December 31, 2016, be applied against the subsequent tax year.

PRESIDENT'S REPORT: Ms. Madison reported on the Board accomplishments for 2015/2016.

TREASURER'S REPORT: Mrs. Weiler gave the Treasurer's report for 2015 on behalf of Mr. Tousignant who could not be present. The Association is in a good financial position and stated that assets increased over the last year.

WELCOME REPORT: Mrs. Horwitz gave her report. She stated that the Welcome committee continues to visit new homeowners. Homeowners are provided the electronic consent form which gives the Board authorization to email them, and the forms shall be returned to the management company.

EMERGENCY PREPARDNESS: Mike Gialdini was not able to attend the meeting however Mr. Schlesinger gave the Emergency Preparedness report on his behalf. Mr. Schlesinger reminded the audience that Chagall Court would be the safe area where homeowners are to meet in case of an emergency. It was noted that Mr. Gialdini has

hand delivered and spoken to 96 of the 124 households. Map your neighborhood booklets have been distributed and extras were available at the meeting

CHRISTMAS DINNER: Mrs. Horwitz reported that she would like the HOA to host a dinner party rather than a cocktail party for the 2016 Holiday party. She asked the audience for a show of hands to do this instead. The majority agreed with her recommendation.

LANDSCAPE: Adam Tillotson reported that the architectural and landscape violations are down this year by nearly half. Monthly walk-throughs of the community are being conducted with the landscape company. The committee is working on updating the existing color palette for exterior paint.

WEBSITE: Scott Reese reported the new public interactive website www.montageatmissionhills.org is up and running. Homeowners that access the site are able to: view documents, obtain architectural forms, view paint colors, obtain contact info for the management company, listings of current homes for sale and general questions.

OPEN FORUM FOR HOMEOWNERS: Homeowner discussions were primarily focused on clarification of the new CC& R's and Bylaw changes, architectural applications, possibility of surveillance cameras and camera maintenance, homeowner vendor codes, homeowner directory, possible upgrade to gate access with gate stickers and landscape renovations.

ELECTION RESULTS: The results were as follows:
88 ballots were received with the results being:

Directors Votes (2 Open Seats): Allen Horwitz – 59 votes, Leo Schlesinger – 24 votes & Nick Nickerson – 78 votes. The new Directors are Allen Horwitz & Nick Nickerson

Installation of Security Cameras: 43 – Yes / 44 – No – Did not pass

Approve Bylaws & CC&R's: 70 – Yes / 12 – No - The Documents required a 67% vote to pass which would have been 86 votes for Yes.

Continue Parking Patrol: 45 – Yes / 41 – No - Passed

The IRS resolution was approved along with the 2015 Annual Meeting Minutes.

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 11:14 p.m.

Mary Weiler *3/18/17*

Secretary **Date**