

MONTAGE AT MISSION HILLS ANNUAL MEMBERSHIP MEETING

February 24, 2004

Minutes

Call to Order:

Al Chavez called the Annual Meeting to order at 3:12PM.

Verify notice and certify quorum:

Management verified the mailing date and certified a quorum was present with 67 members present either in person or by proxy. This includes GHA Holdings 27 proxies. Management informed those present that the closed sales of the development had not reached the ninety per cent required, as anticipated, to officially appoint the new Board members. Upon the closing of ninety percent of the homes those two Homeowners elected today would officially take their place on the Board of Directors. It is anticipated that the closings required should be reached in the next 60 days. Mr. Chavez will call for a meeting at that time. An organizational meeting will be held at that meeting.

Directors Present:

Al Chavez, Board Member.

Others Present:

Tony Maranino, Personalized Property Management, and approximately 40 Homeowners present

Homeowner Discussion:

Homeowners were concerned about the front landscaping. They were assured that GHA was still paying the landscape company. Those present were informed of the approximately \$14,000 spent by GHA to repair the retention basin and that it would be fully operational at the final transition to the HOA. Management told those present that the retention basin would require at least quarterly maintenance annually.

Financial Report:

Management gave a treasurers report stating that the HOA \$23,196.97 and \$14,961.90 in accounts receivable. He informed the members that a reserve account would be established shortly after the election of a Homeowner to the Board.

Minutes:

Upon a motion duly made and seconded to approve the minutes of the 2003 annual meeting.

Nominations from the floor:

There being no nominations from the floor, a motion to close the nominations was made and seconded. Approved.

Election: Al Chavez selected an election monitor and two counters.

After counting the ballots the report was given to Al Chavez. Mr. Chavez announced the two new Board Members are Pamela Price and Franklin Mitchell. Upon a motion duly made and seconded a motion was approved that all three Board Members and Management will be signers on the Associations bank accounts.

Adjournment

There being no further business before the Association and upon a motion duly made and seconded, the meeting was adjourned at 4:10PM.

Organizational Meeting:

The Organizational meeting will be held at the next Board meeting called by Mr. Chavez.