

MONTAGE AT MISSION HILLS ANNUAL MEMBERSHIP MEETING

March 6, 2003

Minutes

Call to Order:

Mario Gonzalez 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 10 members present and the developer, GHA (96) represented either in person or by proxy.

Directors Present:

Mario Gonzalez, CEO, GHA Holdings, Inc.

Others Present:

Tony Maranino, Personalized Property Management, and approximately 25 homeowners. Michael Livingston, also of PPM.

Homeowner Discussion:

Mario informed the members present of the city delays in finishing the landscaping outside the wall of the complex and center dividers in the street. Also, the difficulties in negotiating with the Cities of Rancho Mirage and Cathedral City.

Aircraft traffic noise was discussed and the creation of a no fly zone was requested.

Management replied that it should be a Homeowner committee.

Management also informed those present that there was an insurance policy in place for liability of the Association and the common area facilities, such as the gate area and block walls. The Homeowners were also told that the streets within the property were the responsibility of the Association not the City.

Financial Report:

Tony Maranino gave a treasurers report stating that the HOA \$5,279.04 and \$2,765.50 in accounts receivable. He informed the members that a reserve account would be established shortly after the election of a Homeowner to the Board. The payment of dues to Mission Hills for the individual social memberships was discussed and management informed them that their dues were paid through March.

Minutes:

This being the first meeting of the Homeowners Association, there were no previous minutes.

Nominations from the floor:

Al Chavez was nominated for the opening on the Board by Brian Tracy and seconded by Mario. Approved. There being no further nominations from the floor, a motion to close

the nominations and elect Al Chavez to the Board by acclamation was made by Mario and seconded by Brian Tracy. Unanimous.

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 was called to order immediately after the Annual Meeting. The Board of Directors elected by motions duly made and seconded. The Officers for the 2003 officers are as follows:

President: Mario Gonzales
Vice President: Dan Starkey
Treasurer: Dan Starkey
Secretary: Mario Gonzalez
Director at Large: Al Chavez

The Organizational meeting was adjourned at 4:15 PM. Upon a motion duly made and seconded.