

**MONTAGE AT MISSION HILLS  
HOMEOWNERS ASSOCIATION, INC.  
ANNUAL HOMEOWNER MEETING – March 20, 2021 MINUTES  
(Approved at the Regular Session Meeting - July 9, 2021)**

**The Annual Homeowner Meeting of Montage at Mission Hills was held on Saturday,  
March 20, 2021 at 10:00 a.m. via Zoom Video Conferencing in Cathedral City, Ca.**

**CALL TO ORDER:**

President, Curt Beyer called the meeting to order at 10:02 a.m. and welcomed a total of 24 homeowners' present.

**INTRODUCTIONS**

Mr. Beyer gave the introductions as:

2020 – 2021 Board Members are:

Curt Beyer, President  
Tony Michaelis, Vice President  
Tom Tousignant, Treasurer  
Norm Giere, Secretary  
Gary Roman, Director at Large

Scott Reese is the Inspector of Elections  
Norm Giere – Architectural Review Committee  
Tony Michaelis – Rules Committee  
Chuck Middleton – Disaster Preparedness Committee  
Frank San Juan – Welcome Committee  
Scott Reese – Rio Del Sol & Webmaster

Shelly Ruegsegger was introduced as the Senior Community Manager representing Personalized Property Management as Montage's management company, meeting moderator, and is recording the meeting minutes.

**ZOOM MEETING PRACTICES & ETIQUETTE**

Ms. Ruegsegger explained the meeting process and asked owners to try to save their questions until the homeowner forum. Your opportunity to provide direction to the Board will begin during the open forum portion of the meeting. Also, to mute themselves during the meeting to eliminate background noise.

**ASSURE QUORUM AND CLOSE POLLS**

Mr. Beyer asked the Inspector of Elections, Scott Reese if sufficient valid ballots have been received to establish a quorum. Mr. Reese stated there were 80 ballots received, with 5 unsigned. Mr. Reese was able to get 4 of them signed therefore 1 is unsigned and will not be counted. 79 will be counted. A quorum of ballots is 36. The polls were closed at 10:05 a.m.

**PRESIDENT'S REPORT** — Curt Beyer

Mr. Beyer reported on accomplishments in the past year done by the board and committees to be: approve a financial chart of accounts, new reserve plan, adopted the election policy, updated current policies, filled 5 current committee seats and 2 ad hoc committee seats, new newsletter format, document templates cleaned up, added to library of as-built documents/drawings, held our bi-monthly meetings, had a couple of member hearings, did a straw poll on the Mission Hills Country Club membership renewal, we started Zoom board meetings with a substantial increase in participation of the meetings by homeowners, updated documents per Civil Code law changes, and assisted with the development of the Gerald Ford bike lanes.

This meeting has three main purposes:

- a. First, the Election of Board members and provide you the opportunity to observe the opening and counting of the ballots.
- b. Second, to provide you an update on the status of the HOA and efforts by the Board and its committees.
- c. Third, this meeting is your opportunity to let the Board know your desires for the future direction of the community.

**TREASURER'S REPORT** — Tom Tousignant

Mr. Tousignant reported on the 2021 budget that has already been mailed to the owners. Next reviewed, was the reserve study and the needed increases in the coming years with a focus on the component repair/replacement needs, to include re-doing the streets. He discussed the remaining life of components etc. The reserve study projections to spend in 2021 will be \$59,700.

**ARCHITECTURAL REVIEW COMMITTEE REPORT** — Norm Giere

My name is Norm Giere, and I am the chair of the Architectural Review Committee, which is also known as the ARC. The primary purpose of the Architectural Review Committee is to maintain and enhance the overall harmony and aesthetic beauty of the Montage Community. We are governed by the CC&R's and we report directly to the Board of Directors. Currently our committee is made up of 7 members—5 homeowners, and one member of the Board serving as the Board Liaison, and myself.

We meet on the first Friday of each month to review the requests of our homeowners who want to improve or modify their homes or landscape. These requests are known as Architectural Improvement Requests or AIRs. In this past year, the committee has reviewed 67 AIRs, and we approved 65 of the requests. Out the 67 requests, 18 were for repainting home exteriors. It is evident by walking around the neighborhood that homeowners do take pride in our community.

I want to give you an update on what we have accomplished in the last year and what some of our plans are going forward:

**ENTRANCE GATES** — The Gerald Ford and Da Vall entrance gates were recently painted using a solid bronze color. Currently, I want to thank Jean-Guy Poitras, a longtime owner at Montage, for his invaluable contribution spearheading this project.

**PERIMETER PALMS** — Within the next 2 weeks we are having 3 Date Palms removed along Gerald Ford and replaced with 3 Washingtonian Palms.

**STACKED-STONE PLANTER WALLS** — We are having stacked-stone applied to the East and West planter walls at the Gerald Ford entrance. This improvement is not only for aesthetics but also to reduce the need to do annual repair and painting to the walls.

**PERIMETER LIGHTING** — At last year's HOA meeting a Straw Poll was conducted to determine whether ring lights or spotlights would be preferred in lighting up our newly planted palms. The homeowner preference was for spotlights. After experimenting with several solutions, we have selected the fixture we are going to install and have signed our contract with Grayco Electric to do the work. Grayco will begin installing spotlights on all the newly installed palms along with the existing palms in our entrances at Gerald Ford and Da Vall. This installation is scheduled to begin mid-April 2021.

**LANDSCAPE MAINTENANCE** — The Architectural Review Committee does a monthly walk-through with Conserve, our landscape maintenance contractor, to oversee, maintain and improve the Montage perimeter and common area landscape. During our walks we point out any issues that need attention, and I encourage all homeowners to contact our committee and let us know if you have any common area concerns. And beginning in April 2021 you will be seeing a full-time Conserve employee maintaining our property 2 times a week.

**HOME AND LANDSCAPE INSPECTION** — This inspection is done twice a year. Our next inspection is coming up in April. What we look for on this walk are overgrown trees and shrubs, dead plants, soil maintenance. We are also looking at areas that need painting—garage doors, shutters, gates and even the entire home. Any homeowners who are not in compliance will receive notification from Personalized Property Management to correct the issue. It is important to note that the full committee does the inspection together, and its unanimous consent when issuing the non-compliance matter.

**EXTERIOR LIGHT INSPECTION** — The evening light inspection is done quarterly by Grayco Electric, and that inspection will also be taking place in April 2021. Since we don't have streetlights in Montage, we rely on our

homeowner's front yard and garage lights to illuminate the community at night. This lighting serves as the community's street lighting, which aids in our security and enhances the aesthetic beauty of Montage. During the inspection we verify that the developer-installed yard lights are working properly, that the address signs are illuminated and visible from the street, and that the garage lights or garage wall sconces are working and illuminated.

**WEBSITE** — All of the Architectural Review Committee's forms are downloadable from our website — **MontageAtMissionHills.org**.

**NEWSLETTER** — Our Committee provides articles for the bimonthly Artisan Newsletter to keep neighbors aware of any issues that need attention. If any homeowner has an article for the newsletter, please get in touch.

I want to remind homeowners that the ARC Agenda is posted on the Bulletin Board, near the retention basin, on the Monday before the meeting. It is especially important if you have sent in an AIR for you to verify that your request is on that month's Agenda.

I want to encourage all Montage homeowners to get involved with our community. If you have any concerns or suggestions, please let us know so we can address them. Our goal for the Architectural Review Committee is to keep Montage looking exceptional and to be the community that you take pride in and want to come home to.

**EMERGENCY PREPAREDNESS COMMITTEE REPORT** — Chuck Middleton  
Mr. Middleton reported that the committee now has two members, me and Barbara Little. We meet bi-monthly and since the last annual meeting we have been busy in several areas. It is important to note at the outset that while preparedness for a major earthquake is the primary focus of our current work, there are other forms of emergency which we will be considering as well.

We have been working to get replaced the two missing blue reflectors that are placed in the center of the street opposite fire hydrants, one on Dali and the other on DaVinci. In addition, we are creating a simple one-page guide on how to prepare for a major disaster and a second one-page check list of supplies to have on hand in anticipation of a major shake out or other event that extensively disrupts community life. The goal here is to enable posting of these two documents in a safe place inside each home for easy reference when needed.

We will also be reviewing all the documents posted on the Montage web site and making modifications if needed.

Finally, we are reaching out to the City of Cathedral City Fire Department and Emergency Preparedness Office to be sure that Montage is as fully integrated into their plans as possible. We would welcome others joining the Committee and/or sending suggestions for our consideration on these and other related issues.

### **RULES REPORT**

We have 5 Board appointed homeowners and two committee Board members. The committee has held 3 meetings to date. Rules violations are reported to the Board and PPM for follow up and contact with the owner. If you ever have a violation to report, call PPM and they will advise the Board.

### **WEBMASTER'S REPORT** — Scott Reese / Tony Michaelis

Mr. Michaelis has worked with Scott Reese who is the webmaster. If you are not familiar with the website, please look, there is a lot of useful information. Contact Scott or I if you would like to assist with the website. If anyone has history of Montage, please let us know, we are always interested in that information.

### **WELCOME COMMITTEE REPORT** — Frank San Juan

Mr. San Juan stated the past year we welcomed new residents and provided them with valuable information about living at Montage with our new welcome packets and gave them small gift bags that were warmly received. We informed residents of the opportunity to make a difference in our community by joining our various committees. We encouraged residents to have their voices heard by participating in our quarterly HOA and Board meetings to bring new ideas and innovative ways to improve our community. Montage remains to be a highly desirable community in which to live as evidenced by the quick sales of properties that have been recently listed. We look forward to hopefully having in-person gatherings to foster greater community spirit once Covid restrictions are lifted, and we can safely get together.

### **OPEN FORUM** — Homeowner questions and input to the Board were as follows:

Any update on the dog park in the community and security cameras? Will the new development have any impact on ours? Update on lawsuit.

### **ELECTION RESULTS** — Scott Reese - Inspector of Elections

The results were as follows – (3 Candidates/2 Open Seats):

Ballots - 79 qualified ballots, 2 voided

Tony 70

Tom 54

Gary 64

Leo 35

No write in's

The IRS resolution was approved along with the 2020 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 11:09 a.m.



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Secretary

7.9.21

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Date

**2021-2022 Board Organizational Meeting and Seat Appointments**

**Tony Michaelis, President**  
**Norm Giere, Vice President**  
**Tom Tousignant, Treasurer**  
**Curt Beyer, Secretary**  
**Gary Roman, Director at Large**