



HOMEOWNERS ASSOCIATION

COMMITTEE REPORT

November 23, 2021

TO: Montage at Mission Hills Board of Directors

FR: Scott Reese, Chair, Rio Del Sol Ad Hoc Committee

RE: Supplemental Information - November Rio Del Sol Ad Hoc Committee Report

Action Requested

1. No Action Requested
2. Receive, discuss, and file report.

Summary

At the Regular Board meeting on November 12, I presented a written report on the status of the updated plans to develop the Rio Del Sol development with comments and Board questions following. I reported that there were several matters churning at the time that I could not fully report on, but would supplement my report when further information was available. I am reporting that information now and will be forwarding this report to the other members of the Montage ad Hoc Rio del Sol Committee and our friends in Aldea who have recent inquired as to project status following their November 8 Board meeting.

Report

In June we reported continued lack of building activity at the RDS site. We also noted that the Rilington Group appeared to be divesting themselves from partnerships in uncompleted residential development projects in the Coachella Valley. In August we reported that our attempts to contact Bruce Maize, Director of Operations resulted in a reply from company owner Mickey Rilington that Mr. Maize was no longer with the company; that the Rilington was no longer involved in the Rio Del Sol project; and, that he would be passing our contact information along to the new project owner.

In September, having not yet been contacted by the new owner we attempted to reach Mr. Rilington again for further information. There was no response. We concluded that the Rilington's developer partner, the Holt Group of Vancouver, WA was the new owner based upon information the Holt website. That assumption has turned out to be correct.

In October we requested and received an update from the City. They indicate they had been contacted by Holt representatives regarding details surrounding the existing building permit and the process for permit renewal. On October 28, 2021, the one-year period of the first building permit expired, however a new 90 extension was granted based upon a request from the Holt Group. The second building permit will expire on January 28, 2022.

We followed up with the City and requested additional information regarding the process for requesting and the likelihood of receiving another building permit extension. As of the Board meeting no response had been received, however, since then we have received a response indicating that likely another extension to the building permit would be issued in late January even if construction had not begun if there was a clear indication that construction was relatively imminent.

In the process of renewing the building permit, a new project manager was identified, Mike Loomis, Senior VP of Land Development at the Holt Group in Vancouver Washington. After some research to find contact information, on November 9 we reached out to Mr. Loomis to open a channel of communication and we were awaiting a reply at the time of the November Board meeting. On November 13, we reached out to Mr. Loomis and on November 15 I received a phone message from Noel Humphrey, Holt's Developer representative officed in San Juan Capistrano. Mr. Humphrey was earlier responsible for project outreach and made presentations to HOA's surrounding RDS in 2018 prior to approval of the Revised PUD in July.

On November 17 we received an introductory call from Mr. Humphrey which lasted approximately 20 minutes during which time I brought him up to date on the project from the contiguous homeowner standpoint. We told him that we have spent the last three years tracking the development process with the City, following status of both Holt and Rilington projects, establishing professional and political contacts, meeting with Rilington representatives and organizing within developments and together with neighboring HOA's. Mr. Humphrey had few details about time or schedule to offer, only that Holt had secured building permits good until late January. He reiterate several times that he believed his presentations in the spring 2018 were well received and that he did not received any negative feedback at the time of those presentations.

We reminded Mr. Humphrey that there was significant concern expressed at the Planning Commission meetings in June and July 2018 resulting in the Planning Commissions modification of the Rilington setback request. We also renewed our stated concerns related to grading and drainage, election differential, solar access protection, view protection, rear lot development and retaining wall design and placement. We indicated we would send along a list of general concerns the first of December after we had received input from our ad hoc committee and representatives of neighboring HOA's.

In that regard, in order to strengthen the alliance of HOA's with interest in the development of RDS we reached out to formalize a relationship with the Rancho Village HOA. We have maintained relationships with individual impacted owners in Rancho Village, but not the Association. Early attempts to reach HOA representatives via their management company were not productive. They were non-responsive. By coincidence, a contact with Rancho Village reps was made via Marylyn Ramos who was the author of the Quorum article about Montage and is a resident of Rancho Village. She put us in contact with Christine

Cook who is secretary of the Rancho Board, an original homeowner and local realtor with sales in Montage.

We have briefed her on the status of the project via email and directed her to RDS information on the Montage website. <http://montageatmissionhills.org/rio-del-sol-ad-hoc-committee/> . I requested she arrange an opportunity to meeting with representatives of their Board to provide a full update and answer questions. Ms. Cook was helpful in forwarding on information to the Rancho president, however the president had not responded after repeated contacts when I received an email from Ms. Cook introducing Rancho Board President Amy Fremgen indicating that the Rancho Board had recently met and had directed their community manager to contact the City to get further information about the status of the development to determine if the development will have impacts on Rancho Village. It appears the current Rancho Board is under-educated about plans for RDS development and therefore it may be harder for them to find a way to support their members along the project periphery. I believe they are unaware that more Rancho residences will be impacted by proposed RDS/Espana Neighborhood development then the number of homes in either Aldea or Montage.

Finally, we continue to share information with representatives at Aldea at the Vistas. Copies of Montage reports are sent to them when informing our own Montage ad hoc committee. Aldea reps continue to express their gratitude for the information and support. Our bond is very strong and spilling over into other areas of mutual interest like detention basin use and management and palm tree related questions.

Next Steps

1. Communicate Montage and Aldea resident concerns in communications to Holt Group representatives Mike Loomis, Senior VP of Development at Holt Group and Noel Humphreys, developer's representative.
2. Attempt to formalize a Rio Del Sol Project monitoring alliance to include Rancho Village representatives.
3. Conduct an alliance meeting on Zoom to review RDS status and next steps.
4. Conduct introductory meeting between Holt and alliance representatives.
5. Continue to monitor and report progress out to Montage Ad Hoc Committee and Alliance members.

Attachments

None

Reference Resources

Rio Del Sol Ad Hoc Committee Webpage <http://montageatmissionhills.org/rio-del-sol-ad-hoc-committee/>