

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
September 10, 2021 | Regular Session Minutes**

Upon notice duly given, a meeting of the Board of Directors of Montage at Mission Hills Homeowners Association was held on Friday, September 10, 2021, at 9:30 a.m. via ZOOM Video conferencing in Cathedral City, CA and on-site at 69701 Van Gogh Dr. Cathedral City, CA. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT

Tony Michaelis, President
Norm Giere, Vice President
Thomas Harp, Secretary
Tom Tousignant, Treasurer
Gary Roman, Director

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Approximately 21 Homeowners

CALL TO ORDER

President Tony Michaelis called the meeting to order at 9:37 a.m.

AGENDA ADDITIONS

None.

EXECUTIVE SESSION SUMMARY – September 10, 2021

1. Executive session prior to this meeting; the Board discussed legal, member discipline and collections.

APPROVAL OF MINUTES

1. The Board reviewed the minutes of the July 9, 2021, regular meeting. **Motion to approve the July 9, 2021, Regular Meeting minutes as corrected made by Mr. Tousignant, seconded by Mr. Giere, motion carried.**

FINANCIAL REPORTS

1. Financials for July & August 2021 - **Motion to approve the July & August 2021 financial reports as presented by PPM for filing made by Mr. Tousignant, seconded by Mr. Harp, motion carried.**

The full financial reports along with the GL posting reports were emailed to the entire Board prior to the meeting.

2. Liens (0)

HOMEOWNERS FORUM

Homeowners present discussed the following: question regarding the on-street parking rules.

OLD BUSINESS

1. Revisit the Inspector of Elections Report submitted June 29, 2021 – The Board reviewed Scott Reese’s Inspector of Election report, outlining recommendations for the Board to consider for the 2022 Elections. The Board previously approved recommendations 1. Inspector of Elections Webpage & 2. 2022 Election Calendar in the July 2021 regular meeting. After further discussion, motion to approve items:
 3. Elections by acclamation,
 4. Nominations from the floor,
 5. Modification of write-in can,
 6. Election and Ballot Counting Location,
 7. Annual Homeowners Meeting Minutes approval process &
 8. Board Inspector of Election Policyas outlined in Scott Reese’s Inspector of Election report dated June 29, 2021, made by Mr. Tousignant, seconded by Mr. Giere, motion carried. These changes will provide a more efficient process for future elections.
2. Approval of proposal to provide and install sticker tag access systems at both community gates by Mercer’s Low Voltage for NTE \$7,831.77. After discussion, motion to table this estimate until additional estimates available made by Mr. Giere, seconded by Mr. Roman, motion carried.

NEW BUSINESS

1. Approve the draft update of the Montage Rules and Regulations to send to the attorney for legal review and send to the homeowners for the required 28-day review and comment period, which has been re-scheduled to October 15, 2021. After discussion, ***motion to approve the updated draft Montage Rules and Regulations to send to the attorney for legal review, send to homeowners for the required 28-day review and comment period, currently scheduled for October 15, 2021, and to schedule a workshop via ZOOM to discuss the proposed update for October 8, 2021, made by Mr. Tousignant, seconded by Mr. Harp, motion carried.***
2. Approve the draft Charter for the Rules & Regulations Committee – After discussion, ***motion to approve the draft Charter for the Rules & Regulations Committee as presented made by Mr. Tousignant, seconded by Mr. Roman, motion carried.***
3. Direct the Rules & Regulations Committee to review and update the Board policies and have a proposed draft update available to Board approval for the November 12, 2021, meeting – After discussion, ***motion to approve directing the Rules & Regulations Committee to review and propose an updated Board policy draft to be voted on at the November 12, 2021, meeting made by Mr. Tousignant, seconded by Mr. Roman; after further discussion, motion failed.*** The remaining Board members agreed that the Board should be reviewing and proposing new Board policies.

4. Approve the proposal from Conserve LandCare for repairs and improvements to the drain within the detention basin for NTE \$625.00. After discussion, ***motion to approve the estimate from Conserve LandCare for repairs and improvements to the drainage in the detention basin for NTE \$625.00 made by Mr. Tousignant, seconded by Mr. Roman, motion carried.***
5. Approve the updated estimate from Sign-A-Rama to fabricate a new Montage entrance sign to include the Medallion Community symbol for NTE \$832.58 – After discussion, ***motion to approve the estimate from Sign-A-Rama to fabricate a new Montage entrance sign to include the Medallion Community symbol for NTE \$832.58 made by Mr. Roman, seconded by Mr. Harp, motion carried.*** Ms. Ruegsegger recommended to hold the work on the signs until the Board has decided on the new speed limit within the community.
6. Appoint a delegation from Montage to meet with the City & Spectrum Cable to discuss the June & July 2021 service outages and measures being taken to ensure events are not repeated – Some homeowners reported to have already gotten involved with the City and Spectrum to attempt to deal with these concerns. ***Mr. Michaelis and Mr. Reese were appointed.***
7. Maintenance of pillars below the planter on the west side of the Gerald Ford entrance – The Board reviewed proposals from Claudia’s Painting to paint the pillars in the amount of \$900.00 and from Vantage point Construction to install stack stone on the pillars in the amount of \$2,955.61. ***Motion to approve the estimate from Claudia’s Painting to paint the pillars for NTE \$900.00 made by Mr. Tousignant, seconded by Mr. Roman; after further discussion, motion failed.*** Mr. Giere noted that the stack-stone would result in less maintenance in the future and would be a better use of HOA funds. Mr. Michaelis stated the price is too high. After further discussion, ***motion to approve the estimate from Vantage Point construction to add the stack-stone onto the pillars for NTE \$2,955.61 made by Mr. Giere, seconded by Mr. Roman, 3 in favor, 2 objected, motion carried.*** ***Ms. Ruegsegger to attempt to negotiate the price lower.***
8. Discuss the results of the Community survey on potential alternative uses for the detention basin – Mr. Reese reported that the survey projected good results; he would like to see a motion to authorize the Chairperson of the Detention Basin Feasibility Study Ad Hoc Committee to appoint additional members and move forward with the preparation of a project schedule leading to the presentation of two conceptual plans and estimates of probable cost, for presentation to the membership at the March 2022 Annual General Meeting. Additionally, Mr. Roman agreed to work with the Committee. After discussion, ***motion to approve the Chairperson of the Detention Basin Feasibility Study Ad Hoc Committee to appoint additional members and move forward with the preparation of a project schedule and cost, for presentation to the membership at the March 2022 Annual General Meeting made by Mr. Roman, seconded by Mr. Giere, motion carried.***

9. Appoint the Board as the Finance Committee to develop the proposed 2022 Budget and 2022 Reserve Study update for presentation at the November 12, 2021, Board meeting – After discussion, ***motion to approve appointment of the Board as the Finance Committee to develop the proposed 2022 Budget and 2022 Reserve Study update made by Mr. Tousignant, seconded by Mr. Harp, motion carried.***
10. Direct the Community Manager to select a certified arborist to evaluate the status on the remaining original date palms on the perimeter of the community and recommend actions to be taken during 2022. After discussion, ***motion to direct Ms. Ruegsegger to select a certified arborist to evaluate the remaining original date palms on the perimeter and recommended actions to be taken in 2022 and provide report for approval at the November Board meeting made by Mr. Tousignant, seconded by Mr. Harp, motion carried.*** Ms. Ruegsegger to select an arborist from a list put together by Mr. Reese.
11. Approval of the invoice from Timothy Cline Insurance Agency for the 2021-2022 insurance in the amount of \$7,388.00. ***Motion to approve the 2021-2022 insurance proposal from Timothy Cline Insurance Agency for NTE \$7,388.00 made by Mr. Tousignant, seconded by Mr. Harp, motion carried.***
12. Approval of the proposal from Stewy's Lighting Maintenance to install holiday lighting at the community entrances for NTE \$3,315.00 – The Board agreed that the work to be done needs to stay within the operating budget of \$2,720.00 for this line item. After discussion, ***motion to approve the proposal from Stewy's Lighting Maintenance to install holiday lighting at the community entrances for NTE \$2,720.00 made by Mr. Tousignant, seconded by Mr. Giere, motion carried.*** Mr. Giere and Mr. Roman will work with the vendor to adjust proposed work to stay within available budget.
13. Appoint Scott Reese as the Inspector of Election for the 2022 Board Member election – ***Motion to approve Scott Reese as the Inspector of Election for the 2022 Member election made by Mr. Tousignant, seconded by Mr. Roman, motion carried.***
14. Approve the self-nomination form for the 2022 Board of Directors election to be sent to the homeowners by October 1, 2021 – After discussion, ***motion to approve the self-nomination form for the 2022 Board of Directors election to be sent to the homeowners by October 1, 2021, made by Mr. Tousignant, seconded by Mr. Harp, motion carried.***
15. Approve the purchase of a ZOOM license for \$149.00 per year – ***Motion to purchase a Montage ZOOM account license for \$149.00 per year made by Mr. Tousignant, seconded by Mr. Harp; after further discussion, motion failed.*** Mr. Michaelis questioned the value in paying for this feature. Mr. Reese noted that the Committees have been using video conferencing for a while and there are free services available.

COMMITTEE REPORTS

1. Architectural Review Committee Reports – Meeting Minutes of August 6, 2021, distributed August 9, 2021; Minutes of September 3, 2021 distributed September 6, 2021 – Norm Giere – No discussion.
2. Emergency Preparedness Committee Reports – Chuck Middleton – No discussion, information can be found in the HOA newsletter.

3. Website Committee Report – Scott Reese – Mr. Reese reported and noted that the Community website is ever evolving and that there will be upcoming changes.
4. Welcome Committee Report – Frank San Juan – Mr. San Juan reported on the 3 new homes currently in escrow, as well as COVID updates. Mr. San Juan asked about potential Christmas Holiday gatherings; the Board did not comment at this time.
5. Gate Camera Committee Report – Robert Green – Tabled until the next meeting.
6. Rules Committee Report – Tony Michaelis – The Rules Committee met over the last five months and has ended their deliberation. They can meet again if needed but their revisions of the Rules & Regulations have been completed at this time.
7. Rio Del Sol Development – Scott Reese – Mr. Reese stated that ongoing communications and that the Rillington group (original developer) are no longer in the development. The Holt company among others may potentially be the new owner of the development very soon.

HOMEOWNERS FORUM

Homeowners discussed the following: Da Vall gate codes not recently working, effects of the new development on Montage, age of the Christmas wreaths, issue with Spectrum outages needing to be addresses, new HOA rules, what areas does the mosquito abatement treat, detention basin drain not functioning great, front entrance monument, and nuisance water runoff from lawns.

OTHER BUSINESS

1. Management – Reports – No action.
2. Correspondence – Homeowners – None.

NEXT MEETING

Regular – November 12, 2021 - 9:30 am via ZOOM

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:30 a.m. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager - PPM

APPROVED:



Norm Giere, Vice President

11.12.21

Date