

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
October 28, 2022 | 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, October 28, 2022, at 9:30 a.m. via ZOOM Video conferencing in 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
Tom Tousignant, Secretary
Thomas Harp, Treasurer
Gary Roman, Director

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Approximately 4 Homeowners

CALL TO ORDER

President Tony Michaelis called the meeting to order at 9:31 a.m.

AGENDA ADDITIONS

None

EXECUTIVE SESSION SUMMARY – October 28, 2022

Ms. Ruegsegger advised about the items discussed in executive session to include: legal, collections, minutes approval, a request to waive fines and contracts.

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 9, 2022, Regular Meeting. After discussion, ***motion to approve the minutes as presented made by Mr. Roman, seconded by Mr. Harp, motion carried.***

FINANCIAL REPORTS

Financials for August & September 2022 – After discussion, ***motion to approve as presented by PPM for filing made by Mr. Tousignant, seconded by Mr. Giere, motion carried.***

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

Liens (0)

OLD BUSINESS

1. Approval of revisions to July 8 Board Minutes: item 3 – Filing System Records Management Project update and item 4 – Database Management Report update by Scott Reese. **Motion to approve made by Mr. Tousignant, seconded by Mr. Harp, motion carried.**

NEW BUSINESS

1. Approve the 2023 Reserve Study update submitted by SCT Consultants. **Motion to approve made by Mr. Tousignant, seconded by Mr. Roman, motion carried.**
2. Approve the 2023 Budget developed by the Finance Committee. **Motion to approve made by Mr. Tousignant, seconded by Mr. Harp, motion carried.**
3. Approve investment of \$90,000 in CDs for one year at the best return on investment possible. **Motion to approve made by Mr. Tousignant, seconded by Mr. Giere, motion carried.**
4. Approve proposal from GDY Consulting for the 2023 Arborist study of the remaining old perimeter palms for \$1,475. **Motion to approve made by Mr. Giere, seconded by Mr. Tousignant, motion carried.**
5. Approve proposal from Conserve LandCare for pruning the 3 mesquite trees in the detention basin for \$750. **Motion to approve made by Mr. Tousignant, seconded by Mr. Giere, motion carried.**
6. Approve requested 2023 contract increase from Laguna Falls Pools for maintenance of the fountains to \$300 per month. **Motion to approve made by Mr. Tousignant, seconded by Mr. Roman, motion carried.**
7. Appoint Inspector of Elections as Scott Reese. **Motion to approve made by Mr. Michaelis, seconded by Mr. Tousignant, motion carried.**
8. Review of preliminary 2023 Voters List and Candidates Lists – Scott Reese. Discussion, no action currently.
9. Approve proposal from Claudia's Painting to patch, prime, and paint the Gerald Ford/Da Vall corner wall and signage for NTE \$1,900. **Motion to approve made by Mr. Giere, seconded by Mr. Michaelis, motion carried.**
10. Discuss change from "Coupon Books" to "Email Statements" for homeowner dues reminders. **Motion to approve made by Mr. Tousignant, seconded by Mr. Roman, motion carried.**
11. Report on Ownership of Common Area Lot F (Landscape Area from Da Vall Gate south to Rancho Village Property Line) – Scott Reese - Memo in packet. Maintenance of outside wall and gate around this lot are CVWD as this is their well site. He determined that we do not own lot F. Perimeter landscape is an easement. No agreements in place that Scott could find and MMH maintains the landscape on the frontage. **Motion to accept the report and allow Scott to have further conversations with the City on MMH's behalf as there may be cost sharing involved made by Mr. Tousignant, seconded by Mr. Giere, 1-nay, motion carried.**
12. Approve updated Chart of Accounts to be used by PPM in categorizing expenditures during the 2023 calendar year – emailed. **Motion to approve made by Mr. Tousignant, seconded by Mr. Giere, motion carried.**

COMMITTEE REPORTS

1. Architectural Review Committee Reports – Norm Giere – Mr. Giere gave an overview of tree trimming in the basin also noted he will be out of the country for a bit and Sue Johnson will handle things for him while away.
 - a. Meeting Minutes of October 7, 2022, distributed October 9, 2022.
2. Detention Basin Committee Report – Scott Reese – None
3. Rio del Sol development – Scott Reese - Some recent activity – Scott advised there has been a high degree of frustration for Aldea as to how Montecito is going with lack of information from the developer on progress, design, and construction of a garden wall. Aldea will be attending the council meeting to discuss. Our concerns are the same just not as eminent. Sales not good of current homes. Scott will attend also as head of this committee.
4. Election Committee Report – Scott Reese – Newest member added, and information will be sent out.
5. Emergency Preparedness Committee Report – Chuck Middleton - None
6. Gate Access Committee Report – Thomas Harp - None
7. Website Committee Report – Scott Reese – There were 211 visitors to the website with 578 views. Top pages are sales, MHCC, management, documents, history and board information.
8. Welcome Committee Report – Frank San Juan - Welcome Williams back, they were previous owners. New membership team meeting at MHCC to streamline communication with members and show benefits at the club. Frank would like to gather metrics to see who is using the club and report in a future newsletter.

HOMEOWNERS FORUM #2

The following items were discussed during the second homeowner’s forum: tree trimming, reserve study, and mailboxes.

OTHER BUSINESS

- 1) Management Reports – None
- 2) Correspondence – None

NEXT MEETING

Regular – January 13, 2023 - 9:30 am via ZOOM

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:34 a.m. on a motion duly made and seconded.

Respectfully submitted, Shelly Ruegsegger - Senior Community Manager - PPM

APPROVED:

Tom Tousignant

1.13.23

Tom Tousignant, Secretary

Date