

RIO DEL SOL AD HOC COMMITTEE



HOMEOWNERS ASSOCIATION



2023 Annual General Meeting – March 18, 2023

RIO DEL SOL AD HOC COMMITTEE Overview



HOMEOWNERS ASSOCIATION

- **Committee formed July 2018 for duration of Rio Del Sol Construction**
- **Ad hoc committee chair, one member of Architecture Committee and One Board liaison**
 - 13 Montage Homeownerships
- **Roles and responsibilities**
 - Serve as HOA point of contact for information related to construction status
 - Identify and advocate for measures to mitigate short term construction impacts and long term post construction occupancy
- **Committee Webpage Link <https://wp.me/P679s6-1Fj>**
- **Thanks to Tony Michaelis, David Busick from Montage; Greg Ainsworth and Cristina Cook/Rancho; Nazir Alani and Joe Feringa /Aldea at the Vistas; and Robert Rodriguez and John Corella Cathedral City**

RIO DEL SOL AD HOC COMMITTEE

Ongoing Activities



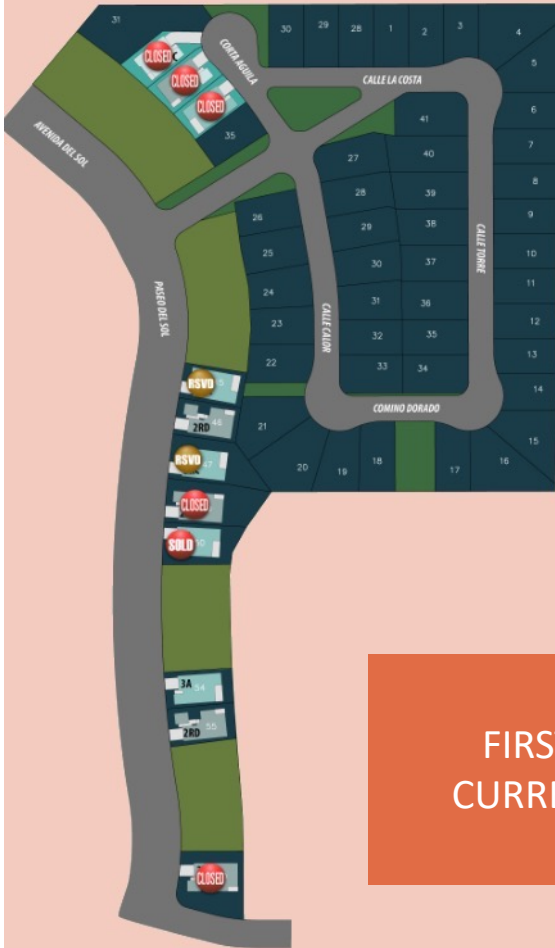
HOMEOWNERS ASSOCIATION

- **Monitoring and reporting dust control issues to builder, City and AQMD**
- **Communicate monthly with the Cathedral City Planning and Public Works Departments on Development Staff regarding project status**
- **Maintained alliance with Aldea at the Vistas HOA and Rancho Village HOA**
 - 13 Montage members and board liaison in July 2018
 - 7 Aldea members and board liaison in December 2021
 - 11 Rancho Members and board liaison in February 2022
- **Maintained communications with developer Holt Group/Vancouver, WA and new builder GHA/Cathedral City in April 2022**
- **Updated all Development Related information on Committee Webpage link <https://wp.me/P679s6-1Fj>**



HOMEOWNERS ASSOCIATION

HOMESITES



FIRST PHASE
CURRENT SALES

NEXT PHASE OF
CONSTRUCTION



RIO DEL SOL AD HOC COMMITTEE

Recent Activities



HOMEOWNERS ASSOCIATION

- **Providing bi-monthly updates to the neighborhood as progress continues**
- **Conducted an Advisory Committee Zoom Update Meeting for all Montage residents in September 2022.**
- **Convened a Joint Meeting of City Council Member Ross, City Departments, Developer, Builder, and Reps from Montage, Aldea ATV, and Rancho Village in January 2023**
- **Arranged on-site meeting with Councilmember Ross in February 2023**
- **Arranged on-site meeting with Councilmember Ross in conjunction with the annual Block Party**

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Recent Activities

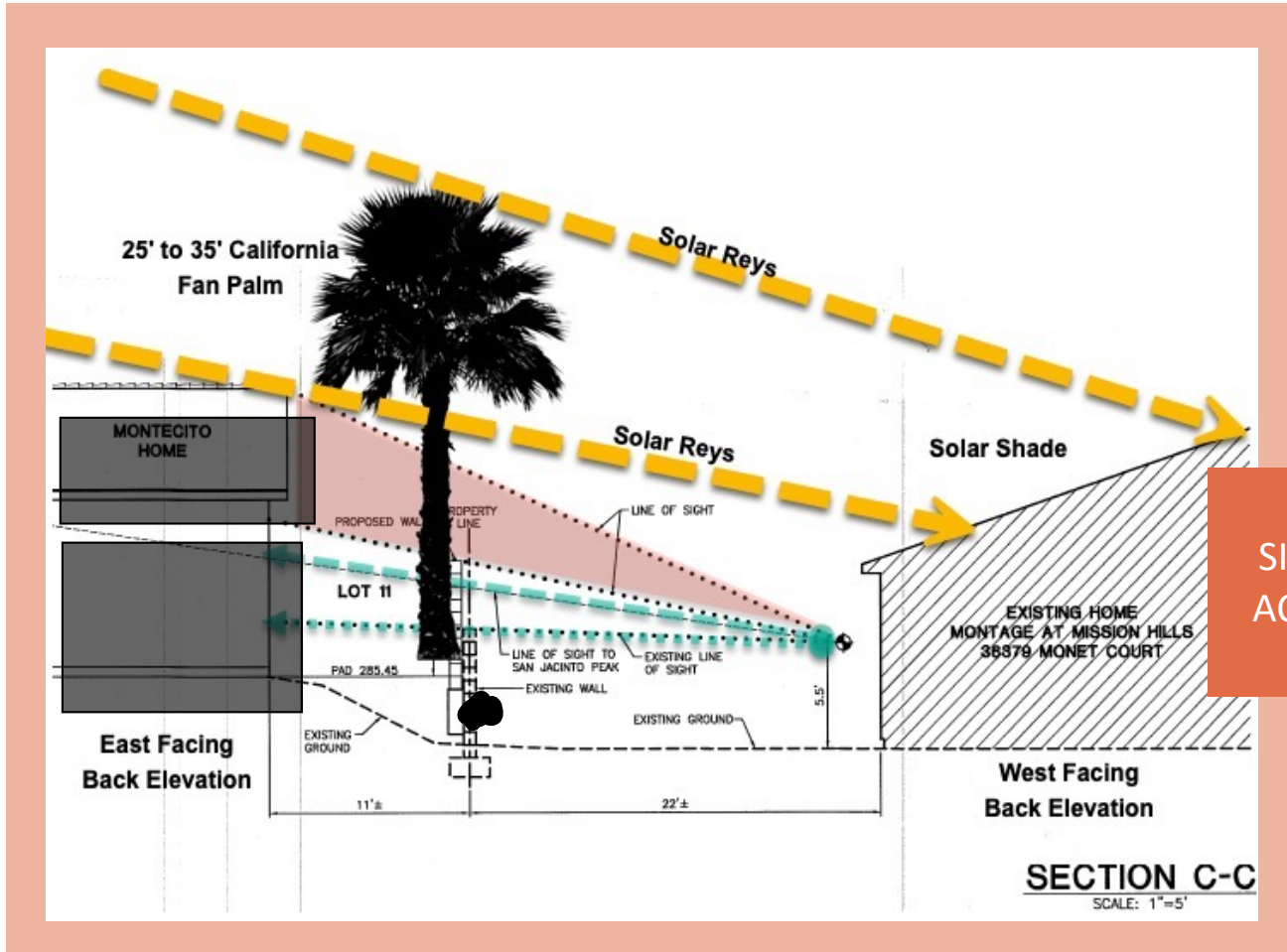


HOMEOWNERS ASSOCIATION

- **Devised a revised list of concerns and working with the developer and city**
 - Wall type, height and construction
 - Solar access and shading
 - View protection
 - Post occupancy improvements
- **Devised a height and sightline impact analysis of all Montage homes.**
- **Devised a wall construction assessment and lobbying hard for changes**



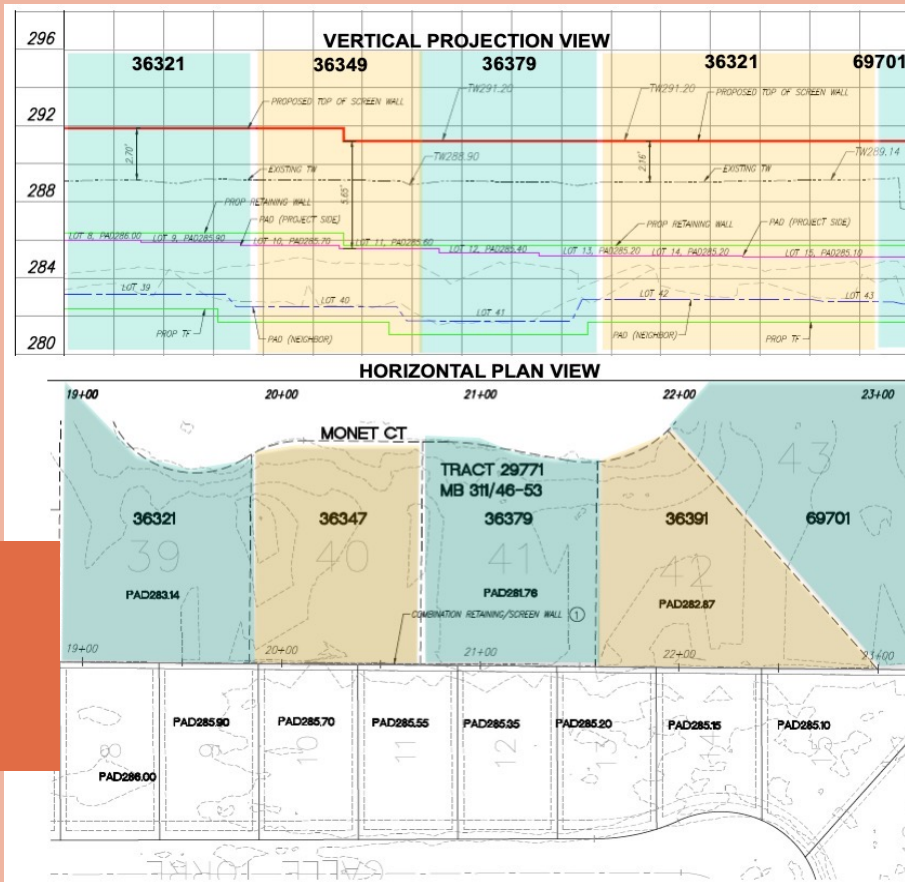
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SIGHTLINE & SOLAR ACCESS DISRUPTION



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WALL HEIGHT
ANALYSIS

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Next Steps



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- **The situation is deteriorating, Neither City or Builder/Developer is responsive to concerns**
- **Continue to negotiate for wall design changes and construction mitigation strategies**
- **Monitor mitigations strategies and building permits**
- **Monitor and report dust control issues to builder, City and AQMD**
- **Continue to reinforce with residents the need to initiate mitigation measures before losing leverage.**
 - Tree and shrub screens
 - Wall top Screens
- **Monitor and communicate with builder / developer regarding construction impacts**