

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
January 13, 2023 | 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, January 13, 2023, 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

ALSO PRESENT

Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 5 Homeowners

NOT PRESENT

Gary Roman, Director

CALL TO ORDER

President Tony Michaelis called the meeting to order at 9:36 a.m.

AGENDA ADDITIONS

None

HOMEOWNERS FORUM #1

The following items were discussed during the second homeowner's forum: none.

EXECUTIVE SESSION SUMMARY – January 13, 2023

Mr. Evans 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 October 28, 2022, Regular Meeting. After discussion, ***motion to approve the minutes of the October 28, 2022 as presented made by Mr. Tousignant, seconded by Mr. Giere, motion carried.***

FINANCIAL REPORTS

Financials for October & November 2022 – After discussion, ***motion to approve 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.

Notification of investment of \$45,000 in 1 year CD with JP Morgan Chase Bank at 4.75% interest – Mr. Tousignant – Per the results of the last meeting, Mr. Tousignant invested half of the \$90k amount. Once new rates are available, the remainder of the funds will be invested.

Liens (0)

UNFINISHED BUSINESS

1. Arborist report from GDY Consulting and recommendations for 2023 Palm Tree removals and replacements – Mr. Michaelis gave an overview of the recommendations made by the trimming consultant. Additional information will be available at a later date.
2. Discussion on Palm Tree Plan Progress – Mr. Tousignant summarized the excel spreadsheet, outlining suggestions on completing the palm tree plan over the next several years. There has been a delay in scheduling, so the Board is inclined to speed up the process. Mr. Harp and Mr. Tousignant agreed that completing tree removal for one entire section at a time is beneficial so that the areas look consistent. Mr. Giere suggested that the Board follow the tree arborists recommendation to remove 3 palms at the corner of Da Vall and Gerald Ford, and 13 additional palms on ... Mr. Michaelis is recommending the Board take additional time to review the reports. After discussion, ***motion to appoint Mr. Michaelis and Mr. Giere to meet with GDY Consulting and Conserve Landcare to review and walk the areas for additional information, made by Mr. Giere, seconded by Mr. Harp, motion carried.*** Additional information will be brought before the Board so that recommendations can be approved at the March meeting.

NEW BUSINESS

1. Report on follow up with all parties regarding water bills – Mr. Michaelis summarized the most recent water bills and the continuance of monitoring the water usage.
2. Fire & Crime Prevention Presentation - Jan 23rd 4pm in the Oak room of MHCC – Mr. Michaelis commented on the event, no action.
3. Mission Hills December Monthly Statement Error – Mr. Michaelis noted that there was an error in the billing from the Country Club and that the error would be resolved shortly.
4. Discussion on Refreshing Fountains – Mr. Giere reported that the fountains have been leaking more frequently. Laguna Falls provided an estimate to make temporary repairs to the fountain leaking; whoever, it is being recommended that the fountains be completely revamped. The Board will be presenting information and asking the membership at the annual meeting if they would like to participate in the redesign of the entrance features and the corner feature also the refreshing of the perimeter landscaping.
5. Discussion on problems with HomeLink at the Gerald Ford gate and access codes at the Da Vall gate – Mr. Harp reported on some of the intermittent issues that have been reported with using the HomeLink feature in owner

vehicles to operate the entrance gates. Upgrades and systems changes are being investigated for future projects.

6. Inspector of Elections Report – Scott Reese - Accept & Approve:
 - a. 2023 Final Candidates List – After discussion, ***motion to approve the certification of the 2023 Final Candidates List as presented made by Mr. Giere, seconded by Mr. Harp, motion carried.*** All final documents are to be mailed in black & white only.
 - b. 2023 Recommended Board Applications - After discussion, ***motion to approve the certification of the 2023 Recommended Board Applications as presented made by Mr. Giere, seconded by Mr. Harp, motion carried.*** All final documents are to be mailed in black & white only.
 - c. 2023 Ballot Approval – After discussion, ***motion to approve the certification of the 2023 Ballot as presented made by Mr. Giere, seconded by Mr. Harp, motion carried.*** All final documents are to be mailed in black & white only.

COMMITTEE REPORTS

1. Architectural Review Committee Reports – Norm Giere – Mr. Giere gave an overview of recent applications submitted.
 - a. Meeting Minutes of November 4, 2022, distributed November 7, 2022; minutes of December 2, distributed December 5; minutes of January 6, distributed January 9.
2. Detention Basin Committee Report – Scott Reese – None.
3. Rio del Sol development – Scott Reese – Mr. Reese reported that there has been a significant amount of activity on the new development. Potential impacts seem to have significantly increased from the original plans.
4. Election Committee Report – Scott Reese – Outlined previously.
5. Emergency Preparedness Committee Report – Chuck Middleton – None.
6. Gate Access Committee Report – Thomas Harp – The Committee is working on estimates for possible upgrades to the gate system to be made.
7. Website Committee Report – Scott Reese – Report to be distributed in March, prior to the annual meeting.
8. Welcome Committee Report – Frank San Juan – The Committee is working on the Block Party Event, scheduled for March 18, 2023, 2-5 PM.

HOMEOWNERS FORUM #2

The following items were discussed during the second homeowner's forum: comments on upgrading the gate system, and comments on concern that all items not being included in the Reserve Study.

OTHER BUSINESS

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

NEXT MEETING

Regular – March 10, 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 10:54 a.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager - PPM

APPROVED:


Tom Tousignant, Secretary


Date