

**MONTAGE AT MISSION HILLS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
MARCH 18, 2023 MINUTES**

The Annual Membership Meeting of Montage at Mission Hills was held on
Saturday, March 18, 2023, at 9:30 a.m. via Zoom Video Conferencing

Welcome and Call to Order

President, Tony Michaelis called the meeting to order at 9:30 a.m. and welcomed the homeowners present.

Introductions

Mr. Michaelis gave the introductions as:

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

Scott Reese, Inspector of Elections
Norm Giere, Architectural Review Committee Report
Tony Michaelis, Rules Committee & Gate Committee Report
Chuck Middleton, Disaster Preparedness Committee Report
Frank San Juan, Welcome and Social Committee Report
Scott Reese, Detention Basin, Election Rules, Rio Del Sol & Website Reports

Shelly Ruegsegger was introduced as the Senior Community Manager representing Personalized Property Management as Montage's management company, meeting moderator, and is recording the meeting minutes.

Housekeeping Matters

Mr. Michaelis explained the meeting process and asked owners to try to save their questions until the homeowner forum or raise their hand after each report. Opportunity to provide comments to the Board will begin during the open forum portion of the meeting. Also, to mute themselves during the meeting to eliminate background noise.

Establishment of a Quorum & Close of Polls

Mr. Michaelis asked the Inspector of Elections, Scott Reese, if sufficient valid ballots have been received to establish a quorum. Mr. Reese stated there are 128 homes in Montage, 32 ballots are needed for a quorum, 86 total ballots received, 4 disqualified for no signature, for a total to be counted of 82. The HOA requires a 25% return rate needed for the quorum. The polls were closed at 9:33 a.m.

Homeowners Forum #1

None at this time.

President's Report – Tony Michaelis - 5 minutes

Mr. Michaelis thanked the Board and Committee members and specifically Tom Tousignant for his assistance and his invaluable participation over the years. Board committee reports will follow, providing a summary of the past year's activities.

The Board of Directors goals are to:

- Have active Board and Committees and encourage participation
- Maintain and enhance Association property/assets
- Ongoing review of operating expenses and Reserve funds
- Compliance with Governing Documents and Rules in a fair, reasonable and transparent manner.

Treasurer's Report – Thomas Harp - 10 minutes

As of December 31, 2022 our financial position is strong with an ending balance of \$43,950. At year end we were \$6,000 over budget with the excess funds from prior years of \$27,356 that covered our overage.

Current Assets as of January 31, 2023:

- Checking Account \$45,350
- Reserve Savings \$276,761
- Our 2023 operating budget is \$469,585

Reserve Study:

- Every three years, as required by law, we have an outside agency do a full onsite property review and Reserve Study.
- From that Reserve Study it was recommended that we increase our monthly contribution to the Reserve, which we did for 2023. Approximately 16% of our annual budget goes into our Reserve. An additional 8% for the palm tree replacement project goes to the Reserve each month. The Reserve contribution each year totals \$115,188 not including any interest. We are currently 25.37% funded.
- \$90,000 of our Reserves was put into two CDs of \$45,000 each. The first was purchased in November 2022 and the second was purchased last month.
- The reserve cash on hand, as of January 31, 2023 was \$276,761.

Committee Reports

1. Architectural Review Committee Report – Norm Giere/Tony Michaelis – 15 minutes

- Palm Tree Replacement Plan Update - Mr. Giere stated that 14 date palms on Gerald Ford east were removed and replaced with Washingtonia Filibustas. On Da Vall south, but north of the gate we removed 7 date palms and replaced with 3 Washingtonia Filibustas.
- Perimeter Landscape Plan Update - Corner landscaping to be updated next year.
- Fountain Operations
 - a. Need for Rebuild (Reserve Funded)
 - b. Yearly Costs:
 - c. Electricity – est. \$6000-\$8000
 - d. Maintenance/Repair - \$4000-\$6000
 - e. Rebuild – est. \$22,000 (Reserve Funded)
 - f. Ongoing water usage, pump noise, finding plants to co-habitate w/fountain water
- Fountain Options:
 - a. Initial rebuild cost estimate was significantly higher

- b. Retain Fountain Structure
- c. Convert fountains to planters (see possible design option) \$10,000 est.
- d. Yearly Operating cost savings

- Next Steps:
 - a. Conduct Homeowner Survey
 - b. Board to review issue later in the year

2. **Emergency Preparedness Committee Report – Chuck Middleton - 10 minutes**

Chuck Middleton thanked Committee members Barbara Little and Board Liaison Gary Roman for their dedicated work this past year.

Brief overview of possible hazards in Montage with the most likely and serious being a major earthquake, though the event in East Palestine, Ohio reminded us that a major derailment with toxic waste spillage could happen here, too. This year the Committee finalized a neighborhood assistance process for dealing with a major shakeout in ways that are consistent with the Montage HOA policy that everyone is responsible for their own well-being when an earthquake takes place. This means that homeowners are responsible both for being prepared for and for dealing with the consequences of a shakeout.

In order to assist homeowners the Committee has created three documents to be distributed, beginning soon in person, to all residents. New residents will receive these materials in the Welcome package. Documents include a sheet of guidance on how to respond initially to a shakeout, a sheet giving a list of the minimum supplies to be on hand at all times, and a door tag with red (“HELP”) and green (“SAFE”) sides for easy communication with block captains for each sub area of the community. These block captains will be recruited beginning immediately. We need 10–12 volunteers. The annual commitment, absent an earthquake, will be an hour.

3. **Gate Access Ad Hoc Committee Report – Thomas Harp/Gary Roman – 10 minutes**

- Currently, to access the gates residents need to use either a remote control, a key card, program their vehicle or enter a code at the kiosk. This system has been used since our development was built.
- There have been issues over the years with the signal interference. An antenna was installed but there are still issues with that.
- The recommended upgrade to RFID tags is something the Committee will put forth at a future meeting. The RFID tags will go on your vehicle’s headlight. This will eliminate the vehicle programming and remote controls.
- Proposals have come in at \$20,000 – \$40,000
- Key cards will still work for the pedestrian gates.
- We will conduct a homeowner survey to get your input.

4. **Welcome and Social Committee Report – Frank San Juan – 5 minutes**

Frank San Juan stated that in 2022, we welcomed 10 new residents (5 homes sold) to our community. From my conversations with these new owners, all of them were happy and excited to experience living in our community because Montage is such a beautiful and well-kept community with the added benefit of being Mission Hills Social and Fitness Members.

The support and large turnout for the first Community Block Party Event held last March was the impetus for holding the second Block Party this afternoon from 2:00 pm to 5:00 pm. We are expecting another great turnout with around 75% of the homes responding and 160 attendees.

The focus of this year's event is encouraging more engagement from the residents in Board and Committee activities and providing the residents with important and beneficial information about Cathedral City and Mission Hills Country Club. With this in mind, we have invited Cathedral City Councilmember Nancy Ross and representatives from Mission Hills Country Club to speak and mingle with the residents. It was also important to the committee that we provide the residents with quality musical entertainment by inviting professional pianist, composer and conductor, Wayne Abravanel, include some of the residents to share their favorite desserts with the community, and raffle several prizes for the residents. We look forward to seeing you all and having fun at the Second Neighborhood Block Party.

5. **Election Committee Report – Scott Reese – 5 minutes**
See attached report.
6. **Website Committee Report – Scott Reese – 5 minutes**
See attached report.
7. **Rio del Sol Development Ad Hoc Committee Report– Scott Reese – 5 minutes**
See attached report.
8. **Detention Basin Ad Hoc Committee Report – Scott Reese – 5 minutes**
See attached report.

Homeowners Forum #2

Are fountains remodels covered under reserves, the columns are modified art in the fountains, electronic bulletin board and Slack.

Election Results – Scott Reese

- Approval to apply any excess operating income over operating expenses for the fiscal year ending on December 31, 2022, to the subsequent tax year – Approved - 72/1
- Board of Directors Election Results - Three (3) Board Seats Open:

Alan Horwitz — 26 Votes
Lesley (Sue) Johnson — 57 Votes - Elected
Tony Michaelis — 69 Votes - Elected
Gary Roman — 54 Votes - Elected

- Of the 82 Ballots counted, 2 were voided, final count was 80 Ballots

Next Regular Board Meeting – May 19, 2023 at 9:30 a.m. via ZOOM.

Next Annual Member Meeting – March 16, 2024 (Tentative Date) at 9:30 a.m.

ADJOURNMENT - There being no further business to be brought before the membership and upon a motion duly made and seconded, the meeting was adjourned at 11:15 a.m.

Leslie Sue Johnson

Secretary

5.19.23

Date

2023-2024 Board Organizational Meeting and Seat Appointments

Tony Michaelis, President
Norm Giere, Vice President
Thomas Harp, Treasurer
Sue Johnson, Secretary
Gary Roman, Director-at-Large