

**MONTAGE AT MISSION HILLS HOMEOWNER’S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 10, 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, March 10, 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  
Gary Roman, Director

**ALSO PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Approximately 5 Homeowners

**CALL TO ORDER**

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

**AGENDA ADDITIONS**

Beck & Company \$1550.00 - 2022 Financial Review and Tax Returns invoice to approve under New Business

**HOMEOWNERS FORUM #1**

The following items were discussed during the second homeowner’s forum: competitive bidding.

**EXECUTIVE SESSION SUMMARY – March 10, 2023**

Ms. Ruegsegger advised about the items discussed in executive session to include legal, collections, minutes approval, and two homeowner hearings.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the January 13, 2023, Regular Meeting. After discussion, ***motion to approve the minutes of the January 13, 2023, as corrected made by Mr. Tousignant, seconded by Mr. Harp, motion carried.***

**FINANCIAL REPORTS**

Financials for December 2022 & January 2023 – 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 the additional \$45,000 – Per Mr. Harp the CD was invested in a 1-year CD with JP Morgan Chase Bank at a rate of 5.1% interest through Wells Fargo Advisors.

Liens (1) - Motion to approve APN #674-670-051 as presented by PPM for filing made by Mr. Roman, seconded by Mr. Tousignant, motion carried.

## UNFINISHED BUSINESS

2022 Financial Review Approval – Beck & Company - Motion to approve as presented made by Mr. Tousignant, seconded by Mr. Roman, motion carried.

## NEW BUSINESS

- a. Discussion on agenda for the March 18, 2023, Annual Homeowners Meeting – Tony Michaelis – Agenda has been distributed and reviewed. No questions or comments.
- b. Retroactive approval of palm tree removals & replacement proposals from Conserve LandCare for \$52,670 – Norm Giere – Motion to approve the proposals as presented made by Mr. Giere, seconded by Mr. Tousignant, motion carried.
- c. Fountain issues/options – Tony Michaelis – Two proposals submitted, one for refurbishing and one for total replacement. Electricity costs, the fountains are a considerable part of that including maintenance and repair costs and water. Perhaps turn into planters. No action at this time but later the board will do a survey to see what the owners wish. No action currently.
- d. Perimeter landscape update – Norm Giere – 14 date palms on GF east are to be removed. Will be replaced with Washington Filibusters, taking place in about two weeks. Need to advise the owners on that wall to remove things inside their back yards. On Du Vall south, but north of the gate will be removing 7 date palms, replacing with 3. Corner landscaping to be updated next year.
- e. Gate access update – Thomas Harp/Gary Roman – Mr. Harp and Mr. Roman have determined what is needed to upgrade the gate systems and the costs. They have met with three companies to upgrade and are looking at headlight stickers or tag readers. Would eliminate programming remotes now and in new cars. There would be some concrete work needed to accomplish the upgrades. There would be a window of time to transition from remotes to the sticker tags. Could get mirror hangers to be used by seasonal renters or visitors. Quotes range from 20k (Mercer), 28k (Cat Systems) & 40K (Big Sky Gate Keeper). The tags costs \$13.50 each. Ms. Ruegsegger advised investigating the cell phone app also.
- f. Appointment to fill the current role of Tom Tousignant as one of the two Board liaisons in the Brown Lawsuit. Table until the board consults with the attorney. This is in conjunction with #j.
- g. Proposal from Vantage Point Construction to repair and paint the exterior wall at various locations for \$1,770.00 – Mr. Giere said there are four serious cracks on the wall, they fill with foam then paint. Motion to approve made by Mr. Giere, seconded by Mr. Harp, motion carried.
- h. Approve purchase of extra floodlight fixtures for Palms from Grayco Electric to have on hand for \$582.00 - Motion to approve made by Mr. Giere, seconded by Mr. Tousignant, motion carried.
- i. Approval of Block Party Expenses for a NTE of \$2000.00 after the Annual Homeowners Meeting – March 18, 2023. PPM is donating \$300.00 to the block party. Motion to approve made by Mr. Michaelis, seconded by Mr. Giere, motion carried.

- j. Create & appoint Tom Tousignant to an ADHOC advisory Committee to the Board given his long history with the Association for advice and knowledge for the Treasurer & to include his involvement in the Brown lawsuit – *Motion to approve made by Mr. Michaelis, seconded by Mr. Roman, Mr. Tousignant abstain, motion carried.*
- k. Approve Fiore, Racobs & Powers – Annual Retainer for \$1,000 - *Motion to approve made by Mr. Tousignant, seconded by Mr. Harp, motion carried.*
- l. Approve Beck & Company Invoice for \$1550.00 – *Motion to approve made by Mr. Tousignant, seconded by Mr. Giere, motion carried.*

## COMMITTEE REPORTS

- a. Architectural Review Committee Reports – Norm Giere - Meeting Minutes of February 3, 2023, distributed February 7, 2023; minutes of March 3, 2023, distributed March 6, 2023 – Mr. Giere said his report is about the perimeter landscape and are working on the corner layout.
- b. Detention Basin Committee Report – Scott Reese – No report but will have one at the annual meeting.
- c. Rio del Sol Development Report – Distributed 03-01 - Scott Reese – Mr. Reese’s report contained a meeting that was held in January with the surrounding HOA’s and the developer. Not productive in terms of any requests on part of the three HOAs affected. Asked for additional information on the wall and the height. There have been additional backyard meetings with other HOAs about wall colors. Wall will be about 2 feet above the current montage wall. City staff and the developer are not very forthcoming and there seems to be silence when information is requested. Will engage Nancy Ross, council district 2 member to assist further. She will be attending the block party.
- d. Election Committee Report – Scott Reese – 74 ballots received to date, 5 unsigned, contacted them to come sign them. 1 has come forward to sign. Used for quorum but will not count votes if not signed. Ready to go and will open doors if anyone would like to attend at Mr. Reese’s home. Future IOE’s can follow the documents on the website.
- e. Emergency Preparedness Committee Report – Chuck Middleton – Door hangers have been ordered, will be here for the annual meeting per Mr. Roman.
- f. Gate Access Committee Report – Thomas Harp – Above under new business #E.
- g. Website Committee Report – Scott Reese – Mr. Reese reported that the site had some technical difficulties recently, but owners can still use it. It was only affecting the webmaster. Usage of the website continues to increase.
- h. Welcome Committee Report – Frank San Juan – Mr. San Juan stated that they are busily preparing for the block party and will have entertainment there. 160 RSVPs so far. Nancy Ross will be there and invited the management from Montage Country Club.

Homeowners Forum #2 – Mission Hills CC membership rates, can you vote on an item not on an agenda, Tom’s appointment to create a nonvoting member, your documents may allow you to do that, objection to approval of the palm tree work without competitive bids, fountains are pieces of sculpture, and they have value to them.

Other Business - None

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

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:58 a.m. on a motion duly made and seconded.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager

APPROVED:



5.19.23

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Sue Johnson, Secretary

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Date