

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
May 19, 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, May 19, 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
Sue Johnson, 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 9:30 a.m.

HOMEOWNERS FORUM #1

The following items were discussed during the second homeowner's forum: minutes, mosquitos, detention basin and wall cracks.

EXECUTIVE SESSION SUMMARY – May 19, 2023

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

APPROVAL OF MINUTES

The Board reviewed the minutes of the March 10, 2023, Regular Meeting. After discussion, *motion to approve the minutes of the March 10, 2023 meeting, as presented made by Ms. Johnson seconded by Mr. Giere, motion carried.*

The Board reviewed the minutes of the Annual Meeting on March 18, 2023. After discussion, *motion to approve the minutes of the March 18, 2023 meeting, as presented made by Mr. Harp seconded by Mr. Giere, motion carried.*

FINANCIAL REPORTS

Financials for February, March & April 2023 – After discussion, *motion to approve the financials as presented by PPM for filing made by Mr. Harp, 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 - None

UNFINISHED BUSINESS

- a. Montage Lots - C, D, E, F, M, and R ownership and conveyance Status Report – Scott Reese (emailed) – Mr. Reese did a summary of the report for the board and owners present. There will be follow up with GHA to push this process along and we hope to have a resolution at the next meeting.
- b. Proposed Granting of Easement to Coachella Valley Water District for Access to Well Site – Scott Reese – Mr. Reese advised that the water district has been very forthcoming in assisting with this and have requested an easement to access their property through MMH property.
- c. Gate Access Update – Thomas Harp/Gary Roman – Mr. Harp explained they are still working on acquiring information and costs to present to the board, but the project is on hold for more pressing financial issues. We have made some improvements that are positive.
- d. 2023 Annual Member Election Certification – Scott Reese – Mr. Reese advised that you have his report, and he is seeking an approval of the election results/IRS action. After discussion, motion to approve the election results made by Mr. Harp, seconded by Mr. Giere, motion carried. After discussion, motion to approve the IRS Revenue Ruling made by Mr. Michaelis, seconded by Mr. Harp, motion carried.
- e. Block Party Report – Frank San Juan – Mr. San Juan reported that he would like the board to consider this event for next year. There was a tremendous effort to organize this and a much higher percentage of owners there this year compared to last. Nancy Ross, local council member attended. All feedback from the residents was very positive.

NEW BUSINESS

- a. Homeowner Survey – Corner Design & Entry Fountains – No update as of now.
- b. Appoint Ed Schnarrs as a member of the Architectural Review Committee – After discussion, motion to approve the appointment by Mr. Giere, seconded by Ms. Johnson, motion carried.
- c. Appoint Sue Johnson as Board Liaison (replacing Tony Michaelis) to Architectural Review Committee - After discussion, motion to approve the appointment made by Mr. Michaelis, seconded by Mr. Giere, motion carried.
- d. Conserve LandCare Proposal to Trim the Date Palms - After discussion, motion to approve the Conserve proposal for \$4225.00 made by Mr. Giere, seconded by Ms. Johnson, motion carried.
- e. Conserve LandCare Proposal to Trim Date Palms - After discussion, motion to approve the Conserve proposal for \$2320.00 made by Mr. Giere, seconded by Mr. Michaelis, motion carried.
- f. Conserve LandCare Proposal for Palm Tree Fertilization – After discussion, motion to approve the Conserve proposal for \$640.00 made by Mr. Giere, seconded by Ms. Johnson, motion carried.
- g. Asphalt Maintenance Discussion – Mr. Harp advised a couple board members met with Gary Butler from Asphalt MD's and he stated that the streets do not look that bad. There are some areas that could have gutter pan repairs done in the future. Cracks in streets are just cosmetic according to him and not structural. His advice was to wait until 2024.

COMMITTEE REPORTS

- a. Architectural Review Committee Report – Norm Giere
Mr. Giere reported that there have been changes on the committee in the last 2 months. He thanked Tony for past work, Ed for coming on and Leslie for all her work. Major wall cracks were fixed, yearly palm trimming will take place in early June, we have filled spots that needed DG after the palm tree work was done. Conserve is doing a great job.
- b. Detention Basin Committee Report – Scott Reese – None.
- c. Rio del Sol Development Report – Scott Reese
Mr. Reese provided the board with a report which consisted of information about a meeting they had with the developer. No action currently other than to review the report.
- d. Emergency Preparedness Committee Report – Chuck Middleton – Mr. Roman stated there will be a meeting soon.
- e. Gate Access Committee Report – Thomas Harp
See above under unfinished business.
- f. Website Committee Report – Scott Reese
Mr. Reese reported the website is fully functional again as there was an issue with the plugins. He worked with the host company and it’s fixed.
- g. Welcome and Social Committee Report – Frank San Juan
Mr. San Juan thanked his committee members for their assistance in the planning and execution of this year’s successful block party.

Homeowners Forum #2 – Sidewalk grinder can take care of sidewalk issues and packets to owners.

Other Business – None.

Next Regular Board Meeting – July 14, 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 10:56 a.m. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager

APPROVED:



7.14.23

Sue Johnson, Secretary

Date