

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 14, 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, July 14, 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  
Tom Harp, Treasurer  
Gary Roman, Director

**OTHERS PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Nicolas Evans, Assistant Community Manager | Personalized Property Management  
Approximately 8 Homeowners

**CALL TO ORDER**

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

**AGENDA ADDITIONS**

None

**HOMEOWNERS FORUM #1**

The following items were discussed: availability of minutes and lack of information available in the PPM portal.

**EXECUTIVE SESSION SUMMARY – January 13, 2023**

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

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the May 19, 2023, Regular Meeting. After discussion, ***motion to approve the minutes of the May 19, 2023, as corrected made by Mr. Giere, seconded by Mr. Roman, motion carried.***

**FINANCIAL REPORTS**

Financials for May-June 2023 – After discussion, ***motion to approve the financial reports for May-June 2023, 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 (0)

### **UNFINISHED BUSINESS**

1. Brown Lawsuit Update – Mr Michaelis reported to the membership that the current litigation is completed.
2. Accept a Grant Deed for Montage, Tract 29771, Lots C, D, E, F, M, and R – Scott Reese noted that this allows Montage at Mission Hills to assume all common area lots, as it was discovered this process was not done by developer, properly. After discussion, ***motion to accept the grant deed for Tract 29771, Lots C, D, E, F, M, and R made by Mrs. Johnson, seconded by Mr. Roman, motion carried.***
3. Dedication of an Access Easement to the Coachella Valley Water District Granting Access Across Lot F, Tract 29771 to Lot S, Tract 29771 the Coachella Valley Water District Well Site – Scott Reese reported on this, noting once the title report on lot F is received, the remaining final documents will be presented. After discussion, ***motion to authorize the HOA President, Tony Michaelis, and Secretary, Sue Johnson, to sign documents once available, made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***

### **NEW BUSINESS**

4. Inspector of Elections Final Report – The Board reviewed the IOE final report as presented by Scott Reese. No action currently.
5. Appointment of John Geary as Inspector of Elections for 2024 – The Board discussed appointing John Geary as the 2024 Annual Inspector of Elections. After discussion, ***motion to accept the appointment of John Geary as the 2024 Inspector of Elections made by Mr. Giere, seconded by Mr. Harp, motion carried.***
6. Accept resignation of David Busick as a member of the Architectural Review Committee – The Board reviewed the resignation of David Busick from the ARC committee, accepted it and thanked him for his time and dedication to the committee.
7. Appointment of Brian Holt to the Architectural Review Committee – After review and discussion, ***motion to accept the appointment of Brian Holt as a member of the ARC made by Mr. Giere, seconded by Mrs. Johnson, motion carried.***
8. Approve Rule 16.3 addendum (partial lot rental) – Mr. Michaelis summarized the 16.3 addendum as presented, noting that homeowners may not rent or lease a portion of their lot; they must rent the home in its entirety for 28-days or more. After discussion, ***motion to accept and implement the 16.3 Rule Addendum effective immediately, made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
9. Review enforcement of Rule 16.4 & 16.5 (tenant notice) – The Board discussed the lack of enforcement of this rule, currently, requiring owners to notify the Association when the home is rented. After discussion, ***motion to approve an email notification to the HOA membership reminding them of these rules, made by Mr. Michaelis, seconded by Mrs. Johnson, motion carried.***
10. Request by GHA Builders to erect a four-foot by eight-foot temporary Rio Del Sol Sales Sign on Lot F – Scott Reese noted that this would be minimal disruption to Montage, the Board did not agree. No action currently.

## **COMMITTEE REPORTS**

1. Architectural Review Committee Reports – Norm Giere – Mr. Giere gave an overview of recent applications submitted. Additionally, HOA members have volunteered to redraft the HOA approved color schemes should that be something the Board would consider moving forward. Meeting Minutes of have been distributed and decision letters have been issued.
2. Detention Basin Committee Report – Scott Reese – None.
3. Rio Del Sol Development – Scott Reese – Mr. Reese reported that there has been minimal communication from the developer to the point where the Committee may seek assistance from the media to get updates if necessary.
4. Election Committee Report – Scott Reese – Outlined previously.
5. Emergency Preparedness Committee Report – Chuck Middleton – Mr. Middleton summarized some of the items the Committee will be implementing, including door hangers to be distributed to owners marking them safe or in need of help should there be a disaster, a document showing some supplies homeowners should consider accumulating, and another document outlining post-disaster steps.
6. Gate Access Committee Report – Thomas Harp – The Committee has placed RFID reader installation on hold. After discussion, ***motion to assign PPM to manage the gates and clicker remote sales moving forward, made by Mr. Michaelis, seconded by Mr. Harp, motion carried.***
7. Website Committee Report – Scott Reese – Consideration of Password protection options – Mr. Michaelis noted that he would like to appoint a Board member liaison to work with Mr. Reese to determine the best way to implement this. After discussion, ***motion to approve Sue Johnson and Gary Roman to work with Scott Reese to implement a more secure HOA password protected source for information, made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
8. Welcome and Social Committee Report – Frank San Juan – The Committee asked the Board if a 2024 block party would be considered, and if so, what items to include. The Board asked for a proposed budget for this event. To be presented to the Board later.

## **HOMEOWNERS FORUM #2**

The following items were discussed during the second homeowner's forum: thank you to the Board for settling the recent legal case, appreciation to Mr. Reese for his work on the HOA lots, and comments on showing more documentation during a Board meeting when hosting via ZOOM to better follow along.

## **OTHER BUSINESS**

- 1) Management Reports & Correspondence – None

## **NEXT MEETING**

Dark – August 2023

Regular – September 15, 2023, at 9:30 A.M. via ZOOM

Regular – November 20, 2023, at 9:30 A.M. via ZOOM

Dark – December 2023

**ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 11:04 a.m. on a motion duly made and seconded.

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

**APPROVED:**

*Sue Johnson*

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Sue Johnson, Secretary

*9.15.23*

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Date