

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
October 25, 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 Wednesday, October 25, 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, Treasurer
Gary Roman, Director

OTHERS PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 4 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: comments on Bill 684 that was recently passed allowing for HOA Boards to have virtual meetings without requiring an onsite location, Hammer Pumping estimate, and Mr. Reese requested that his comments regarding the Finance Committee using the COL percentages, be added into the last committee meeting minutes.

EXECUTIVE SESSION SUMMARY - October 25, 2023

Ms. Ruegsegger summarized the items discussed in the Executive Session held prior to this meeting, including collections, minutes approval, and other discussion.

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 15, 2023, Regular Meeting and October 6, 2023, Budget Preparation Meeting. After discussion, ***motion to approve the minutes of the September 15, 2023, meeting as presented made by Mr. Harp, seconded by Mr. Giere, motion carried. Motion to approve the minutes of the October 6, 2023, meeting as presented made by Mr. Harp, seconded by Mr. Roman, motion carried.***

FINANCIAL REPORT

September 2023 – After discussion, ***motion to approve the financial report for September 2023 for filing as presented by PPM made by Mr. Harp, seconded by Mr. Giere, motion carried.*** The full financial reports were emailed to the entire Board prior to the meeting.

CD Renewal Approval, 11.2023 – After discussion, ***motion to approve the rollover of the \$45,000.00 CD into a new interest-bearing CD for 1-year, maturing in November 2024, made by Mr. Michaelis, seconded by Ms. Johnson, motion carried.***

Liens (0)

UNFINISHED BUSINESS

None.

NEW BUSINESS

- a) Approval of the 2024 Budget and Reserve Study – Thomas Harp – The Board reviewed the draft 2024 budget and the 2024 Level III Reserve Study as presented. Additionally, Mr. Harp summarized how the 2024 draft budget was formed, noting the main drivers for the proposed budget numbers. After discussion, ***motion to accept the 2024 draft budget as presented, indicating a monthly dues amount of \$325 per homeowner, made by Mr. Harp, seconded by Mr. Giere, motion carried.*** ***Motion to accept the 2024 Level III Reserve Study as presented by SCT Reserve Consultants, indicating the Association is currently 29.62% funded, made by Mr. Harp, seconded by Mr. Giere, motion carried.***
- b) Approval of Arborist Study Proposal – Tony Michaelis – The Board reviewed an estimate from GDY Consulting to perform a Level 2 Inspection for all the palm trees in the community. This inspection will provide a risk management report for the HOA palms. After discussion, ***motion to accept the estimate from GDY Consulting in the amount of \$1,330.00 made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
- c) Accept Resignation of Richard Meyerson from the ARC Committee – Norman Giere – After discussion, ***motion to accept the resignation of Richard Meyerson from the ARC Committee made by Mr. Giere, seconded by Mr. Roman, motion carried.*** The Board would like to thank Mr. Meyerson for his time on the Committee.
- d) Approval of George Dobosh to the ARC Committee – Norman Giere – After discussion, ***motion to accept the appointment of George Dobosh to the ARC Committee made by Mr. Giere, seconded by Mr. Roman, motion carried.***
- e) Board Member Phishing report – Sue Johnson/Scott Reese – Mrs. Johnson gave a report on some of the recent phishing activity occurring throughout the community, noting a survey was sent to owners asking for their comments. Mrs. Johnson also gave pros and cons of some of the alternatives to keeping ALL contact information on the Montage at Mission Hills public website. After discussion, ***motion to not make any changes at this time, while continuing to monitor the phishing activity made by Ms. Johnson, seconded by Mr. Michaelis, motion carried.***

- f) Review/Approval of the Preliminary Voter and Candidate Lists for the 2024 Annual Meeting – John Geary – After discussion, ***motion to accept the Preliminary Voter and Candidate Lists for the 2024 Annual Meeting as presented made by Mr. Michaelis, seconded by Ms. Johnson, motion carried.***
- g) Laguna Falls DaVall Fountain Pump Proposal (Ratify) – The Board recently approved a proposal from Laguna Falls to replace the pump for the DaVall fountain as it had ceased operating. After discussion, ***motion to ratify the approval of the estimate from Laguna Falls to replace the DaVall fountain pump, in the amount of \$1,735.00, made by Mr. Giere, seconded by Mr. Roman, motion carried.***
- h) Mercers Low Voltage – Gerald Ford Entry Gate Operators and Loops – Thomas Harp – The Board reviewed an estimate from Mercers Low Voltage to replace the Gerald Ford gate operators and loops as they have begun to show signs of becoming inoperable. After discussion, ***motion to accept the estimate from Mercers Low Voltage in the amount of \$9,255.47, to replace the Gerald Ford gate operators and loops made by Mr. Harp, seconded by Mr. Roman, motion carried.***
- i) Hammer Pumping Proposal – Clean Detention Basin Drywell – Tony Michaelis – The Board reviewed an estimate from Hammer Pumping to clean out the 2 curb drains and 1 drywell for the community. This item has been tabled and will be re-reviewed in January 2024.

COMMITTEE REPORTS – 5 Minutes Per Report

- a) Architectural Review Committee Reports – Norm Giere – Mr. Giere gave an overview of recent applications submitted. Additionally, Mr. Giere reported that the Committee did a community walk through and sent a report to PPM to contact homeowners regarding various violations or issues.
- b) Detention Basin Committee Report – Scott Reese – Mr. Reese noted conversations with Aldea the Vistas regarding some of the drainage issues that came to light during the most recent storm. Mr. Reese provided a detailed report for Board review. Additionally, the Montage basin worked as it should have during the storm Hillary.
- c) Rio Del Sol Development – Scott Reese – Mr. Reese noted that a detailed report was formed and distributed regarding this matter, noting that the new developments exterior wall was been constructed.
- d) Emergency Preparedness Committee Report – Chuck Middleton – Mr. Middleton was not present at the meeting. Nothing to report currently.
- e) Gate Access Committee Report – Thomas Harp/ Gary Roman – Mr. Roman reminded the Board that PPM would be managing the gate clickers and gate system moving forward. However, because of the limited number of clickers needed, Mr. Roman noted that he ordered 5 remotes and is willing to continue to be the point person in the interim.
- f) Website Committee Report – Scott Reese – Nothing to report currently.
- g) Welcome and Social Committee Report – Frank San Juan – Mr. San Juan welcome the new member of the committee and reported on the newest community homeowners.

HOMEOWNERS FORUM #2

The following items were discussed during the second homeowner’s forum: thank you to Mr. Harp for suggesting the increase to the reserve fund contribution, comments on allowing additional time to review the reserve study before the Board approves it, and a suggestion on issuing committee report summaries on the agenda so that owners understand what is being discussed.

OTHER BUSINESS

None.

NEXT MEETING

Dark – November & December 2023

Regular – January 12, 2024, at 9:30 A.M. via ZOOM

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:39 a.m. on a motion duly made and seconded.

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

APPROVED:

Sue Johnson

1.12.24

Sue Johnson, Secretary

Date