

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 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, September 15, 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

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 9:31 A.M.

AGENDA ADDITIONS

Fall tree trimming & corner exterior grass removal.

HOMEOWNERS FORUM #1

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

EXECUTIVE SESSION SUMMARY – September 15, 2023

Ms. Ruegsegger advised on the items discussed in the Executive Session held prior to this meeting, including legal, collections, minutes, and member discipline.

APPROVAL OF MINUTES

The Board reviewed the minutes of the July 14, 2023, Regular Meeting. After discussion, ***motion to approve the minutes of the July 14, 2023, as presented made by Mr. Harp, seconded by Mr. Giere, motion carried.***

FINANCIAL REPORTS

Financials for July-August 2023 – After discussion, ***motion to approve the financial reports for the months of July & August 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 (1) – After discussion, the lien is not needed as the account is paid in full.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Approval of Insurance Proposals for 2023-2024 – The Board reviewed the 2023-2024 insurance proposals from their current broker, as well as Labarre Oksnee. After discussion, ***motion to accept the 2023-2023 insurance proposal from Cline Agency in the amount of \$8,389.00 made by Mr. Roman, seconded by Mr. Harp, motion carried.***
2. Approval of the Holiday Lighting Proposal for 2023 – Mr. Giere summarized the 2023 holiday lighting proposal presented. After discussion, ***motion to accept the 2023 holiday lighting proposal as presented by Stewy's Lighting in the amount of \$2750.00 made by Mr. Giere, seconded by Ms. Johnson, motion carried.***
3. Approve scheduling the 2024 Annual Homeowner Meeting for March 16, 2024 – after discussion, ***motion to accept the proposed 2024 Annual Meeting date for March 16, 2024, made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
4. Consider Motion to approve 9:30 A.M. as the Start Time of the 2024 Annual Meeting and Location to be 36266 Dali Dr., to Count Ballots – After discussion, ***motion to accept the proposed start time of 9:30 A.M. and location to be determined (Library or address above), made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
5. Consider Motion to approve the Inspector of Elections Report, 2024 Election Calendar & follow up Action Items, 2024 Board Application & Nomination Procedures – After discussion, ***motion to approve the Inspector of Elections Report, 2024 Election Calendar & follow up Action Items, 2024 Board Application & Nomination Procedures and that Mr. Michaelis be appointed as the board liaison to the IOE committee, made by Mr. Michaelis, seconded by Ms. Johnson, motion carried.***
6. Appointment of George Dobosh to Election Committee - After discussion, ***motion to accept the appointment of George Dobosh to the Election Committee made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
7. Appoint the Board as the Finance Committee to Develop the Proposed 2024 Budget and 2024 Reserve Study Update for Presentation at the November 20th Board Meeting – Mr. Michaelis summarized the need for the Board to be appointed as the Finance Committee for the 2024 budget formation. After discussion, ***motion to appoint the Board as the Finance Committee to develop the draft 2024 Budget and 2024 Reserve Study update for presentation at the next board meeting, made by Mr. Harp, seconded by Mr. Roman, motion carried.***
8. Approve the 2024 Reserve Study Proposal – The Board reviewed the 2024 Reserve Study proposal from SCT Reserve Consultants. After discussion, ***motion to accept the Level 3 Reserve Study Proposal as presented by SCT Reserve Consultants, in the amount of \$650.00, made by Mr. Michaelis, seconded by Mr. Harp, motion carried.***

9. Appointment of David Manes to the Welcome & Social Committee – After discussion, ***motion to accept the appointment of David Hail to the Welcome & Social Committee made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
10. Conserve Proposal: Repair Detention Basin from Recent Rains – Mr. Giere summarized the proposal from Conserve Landcare. After discussion, ***motion to accept the proposal from Conserve Landcare to do repairs to the basin from the recent storms, and to give Mr. Giere the authority to negotiate the work and cost not to exceed \$6105.00 made by Mr. Giere, seconded by Ms. Johnson, motion carried.***
11. Additional Agenda Items Added (2) – Fall Canopy Tree Trimming - ***motion to accept the Conserve proposal in the amount of \$825.00, made by Mr. Giere, seconded by Mr. Roman, motion carried.***
12. Corner Exterior Turf Removal and Gravel Installation – The wall is getting wet from the lawn, there was a suggestion to put in a 5-foot gravel bed in front of the wall and pull the sprinklers back. ***motion to accept the Conserve proposal in the amount of \$1615.00, made by Mr. Giere, seconded by Mr. Michaelis, motion did not carry.***
The board would like to investigate removing all the grass as an alternate plan. Conserve will scalp and re-seed the corner for now. Table for further information.

COMMITTEE REPORTS

1. Architectural Review Committee Reports – Norm Giere – Mr. Giere gave an overview of recent applications submitted.
2. Detention Basin Committee Report – Scott Reese – Mr. Reese provided an update on gearing up the committee again and will be providing a power point at the next meeting to do low cost, low impact improvements to the basin over time. Next meeting, he may have a recommendation for a new committee member to be appointed.
3. Rio Del Sol Development – Scott Reese – The construction is moving forward but construction of the wall has not started yet. It will start at Aldea then travel on down to MMH. He suspects the work is 2 months out before they reach MMH's perimeter. When it gets to our property, it will be done in 300-foot lengths, it will take 3-4 weeks for each leg of that to be done. May take 3-4 months to complete.
4. Election Committee Report – Scott Reese – See above.
5. Emergency Preparedness Committee Report – Chuck Middleton – Mr. Middleton stated that they are looking into serious storm preparation for the community so that water gets out of the community as soon as possible.
6. Gate Access Committee Report – Thomas Harp – Nothing to report.
7. Website Committee Report – Scott Reese – Mr. Reese stated he provided a detailed report in the newsletter. Refer to that. Ms. Johnson reported that they are working on the phishing issue of the board members along with Mr. Reese and Mr. Roman. They are scheduled to meet next week. The general approach will be reviewing the statistics, identifying alternative approaches to deal with it, then they will make a recommendation to the board. More information at the next meeting.

8. Welcome and Social Committee Report – Frank San Juan – Mr. San Juan reported that the committee has welcomed a couple new owners to the community and welcomed David Hail as the new member of the committee. They are going to recommend more neighbors be in touch with each other to help in situations such as the recent rain events.

HOMEOWNERS FORUM #2

The following items were discussed during the second homeowner’s forum: None.

OTHER BUSINESS

None.

NEXT MEETING

Regular – October 25, 2023, at 9:30 A.M. via ZOOM

Dark – November & December 2023

Board Boot Camp - TBD

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:48 A.M. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Community Manager - PPM

APPROVED:



10.25.23

Sue Johnson, Secretary

Date