

**MONTAGE AT MISSION HILLS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
MARCH 16, 2024 MINUTES**

The Annual Membership Meeting of Montage at Mission Hills was held on
Saturday, March 16, 2024, at 9:30 a.m. via Zoom Video Conferencing

Call to Order

President, Tony Michaelis called the meeting to order at 9:33 a.m. and welcomed the 22 homeowners present.

Welcome and Introductions

Mr. Michaelis gave the introductions as:

Tony Michaelis, President
Norm Giere, Vice President
Sue Johnson, Secretary
Thomas Harp, Treasurer
Gary Roman, Director at Large

John Geary, Inspector of Elections & Election Committee Report
Norm Giere, Architectural Review Committee Report
Thomas Harp & Gary Roman, Gate Security Ad Hoc Committee Report
Chuck Middleton, Emergency Preparedness Committee Report
Frank San Juan, Welcome and Social Committee Report
Scott Reese, Detention Basin Ad Hoc, Rio Del Sol Ad Hoc & Website Committee Reports

Shelly Ruegsegger was introduced as the Senior Community Manager representing Personalized Property Management (PPM) as Montage's management company.

2024 – 2025 Board Candidates - Approval by Acclamation

Mr. Michaelis explained the acclamation process and the reasoning for not sending out a Ballot this year or voting on the IRS Resolution. Thomas Harp & Norman Giere are renewed members of the board, at the conclusion of this meeting as approved by acclamation at the January 12, 2024 board meeting.

President's Report – Tony Michaelis

Thanks to fellow volunteer board members, committee members and Shelly Ruegsegger & Nicolas Evans for on-going work and support of the board. The board and committee reports (5 minutes each) to follow will provide a summary of the past year's activities. The overall goal is a reasonable, thoughtful and proactive board.

2023 Highlights

- Resolution of Short-term Rental Lawsuit
- Ongoing property & financial oversight

2024 Highlights

- Asphalt Repair, Crack seal, Sealcoat (April-June) Project
- Fountain Remodel
- Palm Replacement
- Ongoing property & financial oversight

Treasurer's Report – Thomas Harp

As of December 31, 2023 our financial position is strong with an ending balance of \$366,042. Current assets as of February 29, 2024 are checking account \$37,708 and reserve savings at \$328,494 and our 2024 annual operating budget is \$505,560.

Reserve Study: This past October we had a level III Reserve Study completed. From that study it was recommended we increase our monthly contribution to the reserves, which we did. Approximately 18% of our annual budget goes into our reserve account. An additional 8% for the palm tree replacement project goes to the reserves each month. The reserve contribution each year totals \$131,052 not including any interest. At the end of 2024 we will be at 30.95% funded. Additionally, \$90,000 of our reserve money is currently in two CDs of \$45,000 each at 5.45% interest. They will mature December 2024 & March 2025.

Committee Reports – 5 Minutes per Report

Welcome and Social Committee Report – Frank San Juan

Frank San Juan stated that in 2023, we welcomed 10 new residents (5 homes sold) to our community. Many of these new homeowners had friends who lived in our community or heard so many positive things about Montage from friends or family members. We also actually had one existing homeowner move into another home in Montage and is currently selling his former house. The new residents are happy and excited to experience living in our community because Montage is beautiful and has well-kept homes as well as a nicely maintained perimeter.

The support and large turnout for the first Community Block Party Event held last March was the impetus for holding a third Block Party this afternoon from 12:00 pm to 3:00 pm. We are expecting another great turnout with around 74% of the homes responding and 160 attendees.

The focus of this year's event is encouraging more engagement from the residents in board and Committee activities and providing the residents with important and beneficial information about Cathedral City from our Councilmember and Mayor Pro Tem, Nancy Ross. We are also encouraging participation in the many sports activities and dining options available at Mission Hills Country Club by having their representatives provide information about Club benefits and providing raffle prizes.

We are promoting local eateries in our area-Pizzeria Bambinos and Bar (69040 East Palm Canyon Dr.) and Michael's Cafe (35955 Date Palm Dr.) and want to thank them for generously providing us a discount for the food for our event as well as gift certificates. We also want to thank PPM for their annual donation towards this event. We look forward to seeing you all and having a good time at our Third Neighborhood Block Party!

Architectural Review Committee Report – Norm Giere

The primary purpose of the ARC is to maintain and enhance the overall harmony and aesthetic beauty of the Montage community. Our committee is governed by the CC&R's and we report directly to the Board of Directors. Currently our committee is made up of 7 Homeowners and I want to thank them for their continued involvement — Sue Johnson, who is also a member of the Board of Directors, serves as our Board Liaison. And the other members include David Leytus, John Geary, Ed Schnaarrs, George Dobosh, and Brian Holt. I want to remind all homeowners that any improvements to your property require an Architectural Improvement Request also known as an AIR.

Our committee meets monthly, on the first Friday of the month, to review all the AIRs that have been submitted. We ask that the AIRs be submitted by the last Friday of the month, so there is time to add

them to our Agenda. The ARC Agenda is posted on the Montage Bulletin Board, near the retention basin, on the Monday before the meeting. It is also uploaded to the Montage at Mission Hills website. If you are submitting an AIR for review it is always recommended that you verify that your request is on the agenda, and if it isn't listed, please let us know in advance of the Friday meeting. The Committee is responsible for taking the lead on a variety of Association projects. Our current activities include:

Palm Tree Replacement Program - This year we removed 4 Date Palms on the Gerald Ford / Da Vall corner and 14 Date Palms on Da Vall. We planted 7 Washingtonia filibusta hybrids on Da Vall along with individual spotlights. In addition, we removed a Mexican Fan Palm that had died at the Gerald Ford.

Landscape Restoration - Our landscape at the Gerald Ford/Da Vall corner is over 20 years old, and it is time for refurbishment. We have formed an Ad Hoc Committee, with Ed Schnaars acting as Chair, to develop a working site plan for this area, and the 2 gate entrances. Our current goal is to have a plan developed by September to present to the Board and then it will be presented to the Community for feedback.

Entrance Remodel of Fountains - The fountains that are located at our Gerald Ford and Da Vall gate entrances need repair. There are wall cracks, broken stones, and leaking water. We have contracted with a company that will demo the fountains, pour new concrete caps, bead blast the stone columns, apply a veneer that matches the existing stone, add ceramic tile at the waterline, and lastly pebble-tech the interior. The work should begin in about 2 weeks and will take approximately 4 weeks to complete. We will keep Homeowners apprised of the work schedule to alleviate any inconveniences. The good news is, Once the work is complete our fountains will be in great shape for another 20 years.

Our goal for the Architectural Review Committee is to keep Montage looking exceptional and to be the place you want to come home to.

Emergency Preparedness Committee Report – Chuck Middleton

Chuck Middleton thanked his committee members and stated that he will be distributing materials for earthquake preparation to those who have yet to receive them at the block party following the meeting.

Gate Security Ad Hoc Committee Report

Mr. Harp & Mr. Roman reported on a couple of repair items that will take place shortly also they continue to gather information from vendors and cost estimates on new gate systems and access solutions.

Election Committee Report – John Geary

For the first time in its history, Montage at Mission Hills has elected two new board members by acclamation. They are Norm Giere and Thomas Harp. Their two-year terms start today. An election by acclamation does not require a secret mail-in ballot when the number of candidates (two, in this case) is equal to the number of open seats (two).

In the past, Montage homeowners were asked to cast a “yes or no” vote on the ballot regarding IRS Revenue Ruling 70-604. This Ruling allows the board of an HOA with excess member income at the end of the calendar year to either refund the excess income to the members or roll it over to next year's operating funds. Montage's CPA has advised that with the filing of IRS form 1120-H every year, a revenue ruling vote is not necessary. Since no ballots were mailed out, our HOA avoided the expense of preparing and mailing ballot materials. The 2023 Annual Meeting Minutes were approved by the Board during their regular Board meeting on May 19, 2023.

Detention Basin Ad Hoc Committee Report – Scott Reese

See attached report.

Rio del Sol Development Ad Hoc Committee Report– Scott Reese

See attached report.

Website Committee Report – Scott Reese

See attached report.

Homeowners Forum

Items discussed were: budget, thanks to the board, internet, chart of accounts, scammers, reserve funding, MH country club and the lawsuit.

Next Meetings

Regular Board Meeting – May 10, 2024 at 9:30 a.m. via ZOOM.

Annual Member Meeting – March 15, 2025 (Tentative Date) at 9:30 a.m.

ADJOURNMENT - There being no further business to be brought before the membership and upon a motion duly made and seconded, the meeting was adjourned at 10:43 a.m.

Approved:

Sue Johnson

5.10.24

Sue Johnson, Secretary

Date

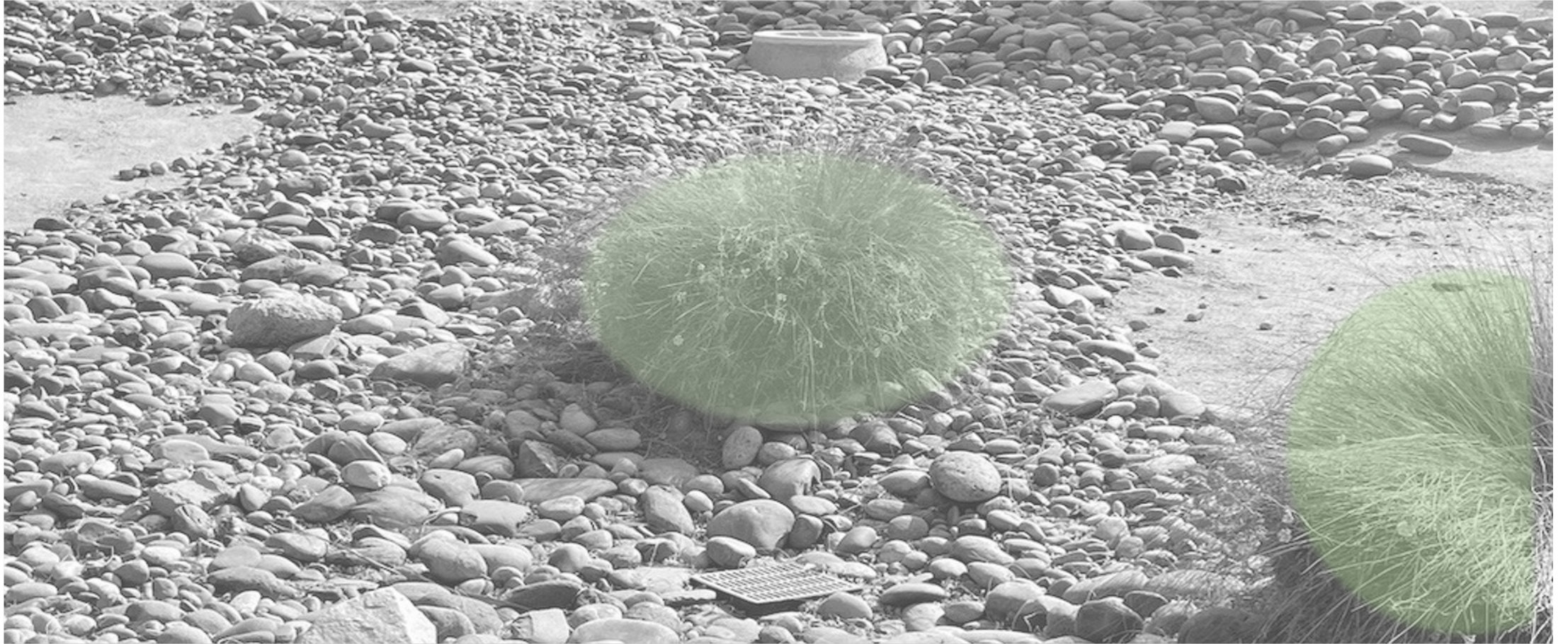
2024-2025 Board Organizational Meeting & Seat Appointments

- Tony Michaelis, President
- Norm Giere, Vice President
- Thomas Harp, Treasurer
- Sue Johnson, Secretary
- Gary Roman, Director-at-Large

DETENTION BASIN AD HOC COMMITTEE



HOMEOWNERS ASSOCIATION



2024 Annual General Meeting – March 16, 2024

DETENTION BASIN AD HOC COMMITTEE Overview



HOMEOWNERS ASSOCIATION

- **Committee formed May 2021 until project report is complete**
- **Committee chair, one board member, and one member of the architecture review committee**
- **Committee roles and responsibilities**
 - Assess community interest in making small scale enhancements to the Montage detention basin to improve its overall value as a community asset
 - Visit and evaluate similar residential detention basins in the Valley
 - Create design concepts and budgets for consideration by the Board and membership
 - Coordinate modifications of linked stormwater system with Aldea ATV
- **Committee Webpage link <https://wp.me/P679s6-1Fj>**
- **Thanks to Tony Michaelis, Jean-Guy Poitras, Norm Giere, and Gary Roman (Montage) and Eugene Cline, Nazir Lalani and Rick Lowe (Aldea ATV)**

DETENTION BASIN AD HOC COMMITTEE

Recent Activity

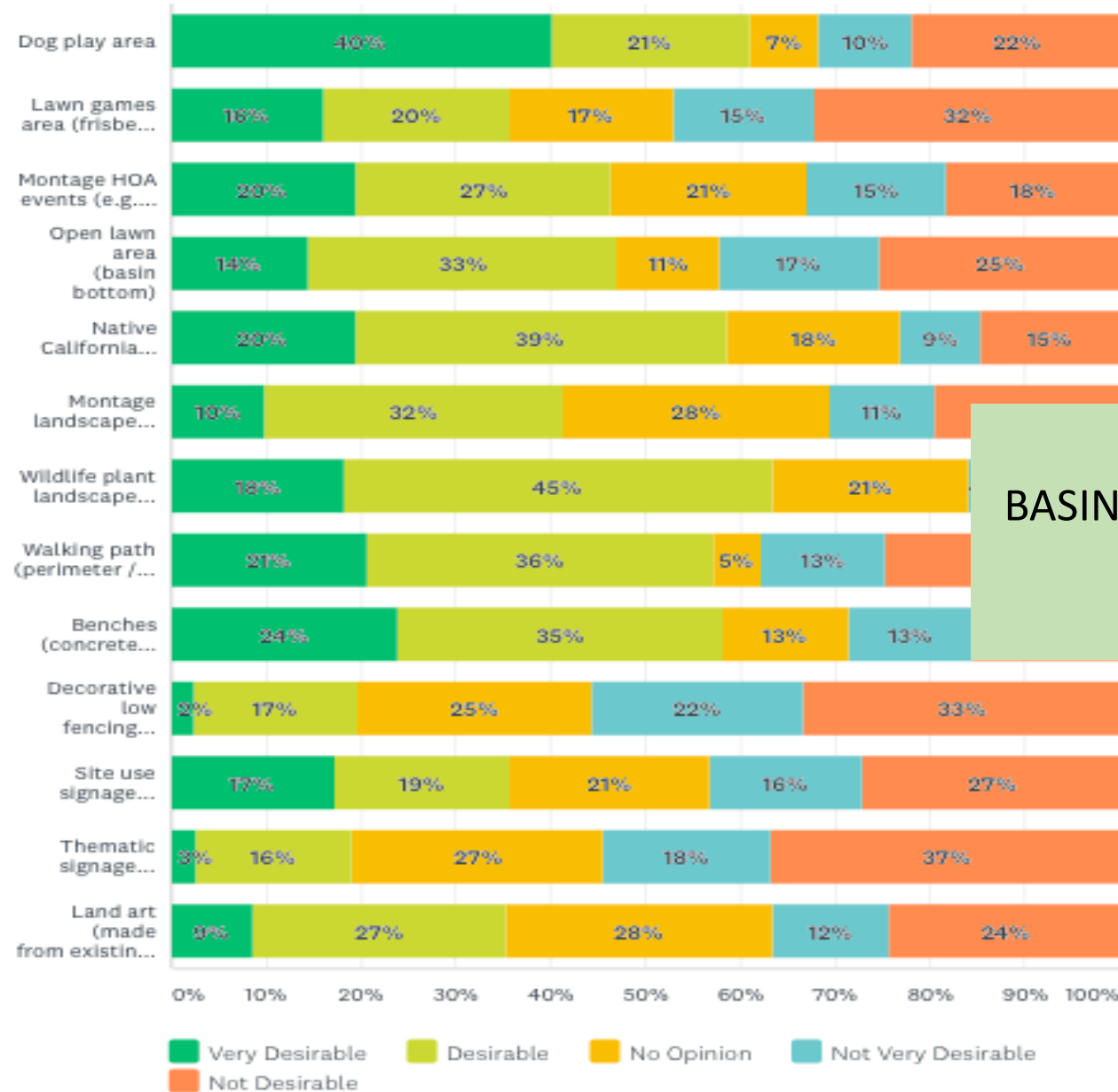


HOMEOWNERS ASSOCIATION

- **Completed Community Attitude and Opinion Survey July 2021 complete**
 - Confirms membership is supportive of low cost basin enhancements
- **Completed development three-year work plan**
 - Includes possible improvements, concept designs and cost estimates
 - Trending three months behind schedule currently
- **Completed Committee visits to detention basins**
 - Identified 15 Basin examples. Visited five sites
- **Completed Factfinding meeting with HOA insurance agent relative volunteer involvement and potential insurance cost impacts of parklike enhancements**
 - Confirms little to no cost impacts and recommends formalizing volunteer effort
- **Completed preliminary conceptual use plan program**



HOMEOWNERS ASSOCIATION



BASIN IMPROVEMENT SURVEY

DETENTION BASIN AD HOC COMMITTEE

Recent Activity



HOMEOWNERS ASSOCIATION

- **Continue discussions with City Public Works staff and Aldea ATV**
 - Confirms basin enhancements are permissible
- **Completed repairs to basin resulting from August 2023 Hurricane Hilary**
- **Complete Montage /Aldea ATV stormwater management assessment**
 - Confirming the unrealized interconnectedness of Aldea at the Vistas/Montage stormwater Management dependency
- **Committee work on basin reuse has been paused**
 - Due to budget availability
 - To work cooperatively with Aldea ATV HOA on mutual stormwater management issues related to Aldea detention design, Montage stormwater drainage channel, and stormwater emergency overflow design left unaddressed by Developer/City in 2004

DETENTION BASIN AD HOC COMMITTEE

Next Steps



HOMEOWNERS ASSOCIATION

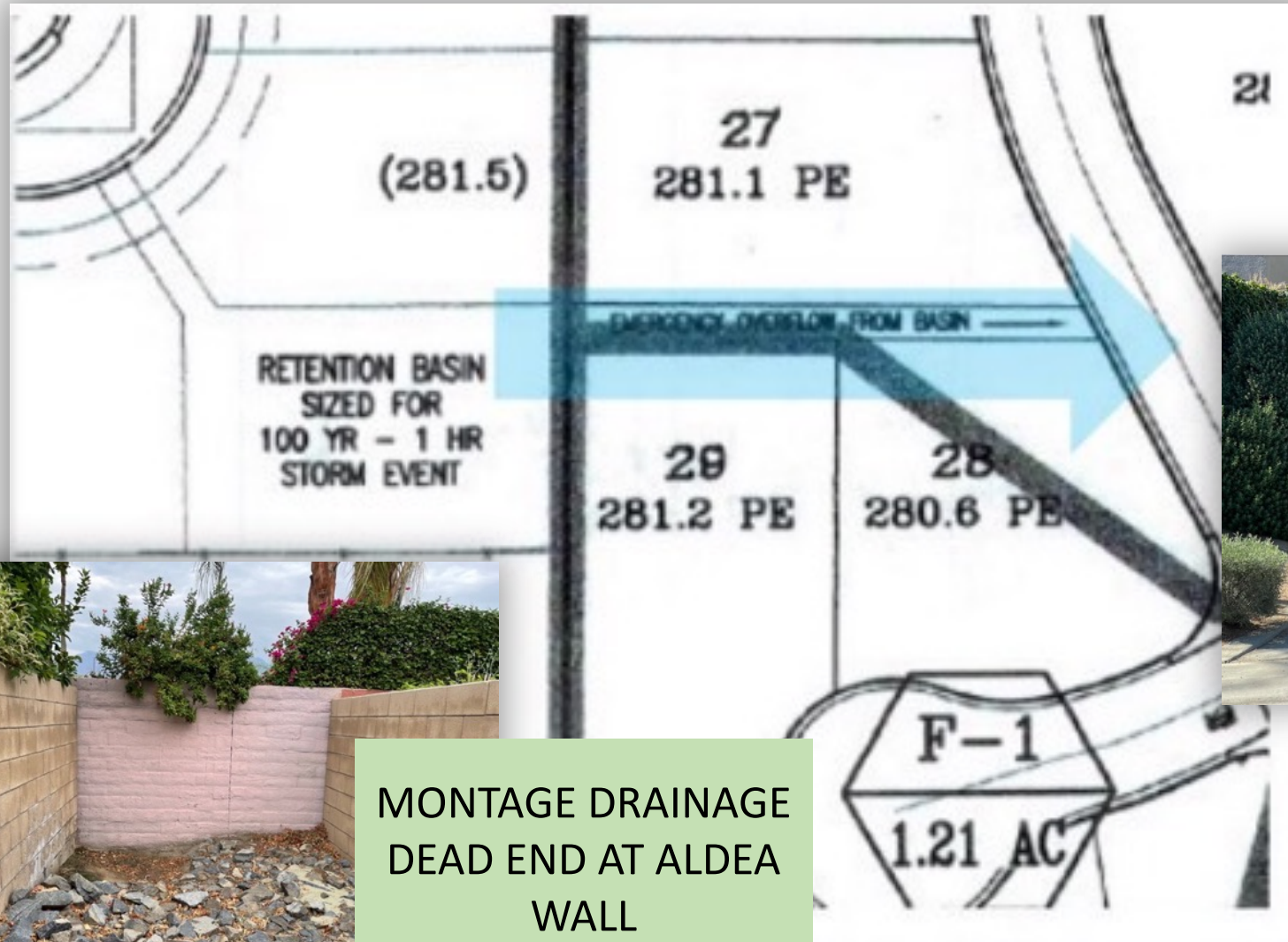
- Aldea basin fills to an estimated 90% and in three hours and begins to overflow into the street.
- Aldea basin drywell cannot absorb stormwater quickly enough
- Creates need for emergency overflow.
- The Montage Basin fills to an estimated 50% to 60% capacity in two hours.
- Water releases into Da Vall Drive storm sewer from basin standpipe overflow.
- Montage basin empties in one day.
- Basin is dry in three days.



ALDEA BASIN



MONTAGE
BASIN



MONTAGE DRAINAGE
DEAD END AT ALDEA
WALL



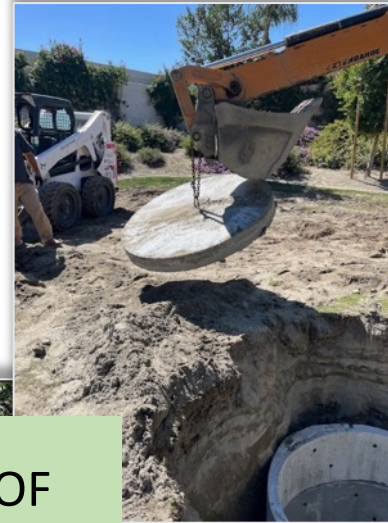
MONTAGE DRAINAGE
CHANNEL



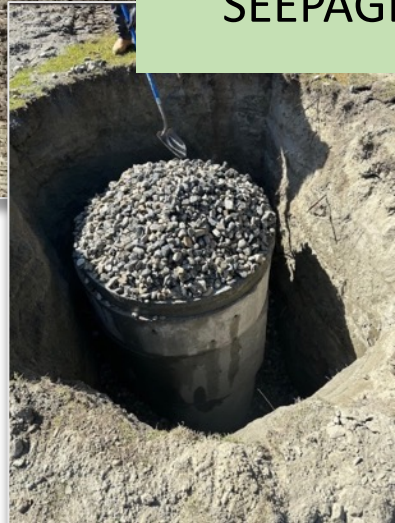
HOMEOWNERS ASSOCIATION

- ATV overflow at 281.5 contour would flow through a new opening at the west end of Montage drainage easement and into street to Montage basin and then Da Vall.





**INSTALLATION OF
TWO NEW ALDEA
SEEPAGE WELLS**



DETENTION BASIN AD HOC COMMITTEE

Next Steps



HOMEOWNERS ASSOCIATION

- **Complete Aldea/Montage stormwater management plan assessment**
- **Complete Aldea detention basin drywell repairs and new recharge wells functionality and evaluate for impacts to Montage storm management and detention basin improvements**
- **Complete remaining detention basin visits**
- **Complete design program of low-cost/no-cost uses and improvements**
- **Complete image library demonstrating low-cost/no-cost program elements**
- **Complete two conceptual designs/cost estimates for presentation to Board**
- **Survey membership opinions of conceptual designs**
- **Present recommendations to the Board**

RIO DEL SOL AD HOC COMMITTEE



HOMEOWNERS ASSOCIATION



RIO DEL SOL AD HOC COMMITTEE Overview



HOMEOWNERS ASSOCIATION

- **Committee formed July 2018 for duration of Rio Del Sol Construction**
- **Ad hoc committee chair, one member of Architecture Committee and One Board liaison**
 - 13 Montage homeowners impacted
 - 7 Homes directly impacted along property line
- **Roles and responsibilities**
 - Serve as HOA point of contact for information related to construction status
 - Identify and advocate for measures to mitigate short-term construction impacts and long-term post-construction occupancy impacts
- **Committee Webpage Link <https://wp.me/P679s6-ox>**
- **Thanks to Tony Michaelis, David Busick from Montage; Greg Ainsworth and Cristina Cook/Rancho; Nazir Alani, Joe Feringa and Kit Snider /Aldea at the Vistas; and Robert Rodriguez and John Corella Cathedral City**

RIO DEL SOL AD HOC COMMITTEE

Ongoing Activities



HOMEOWNERS ASSOCIATION

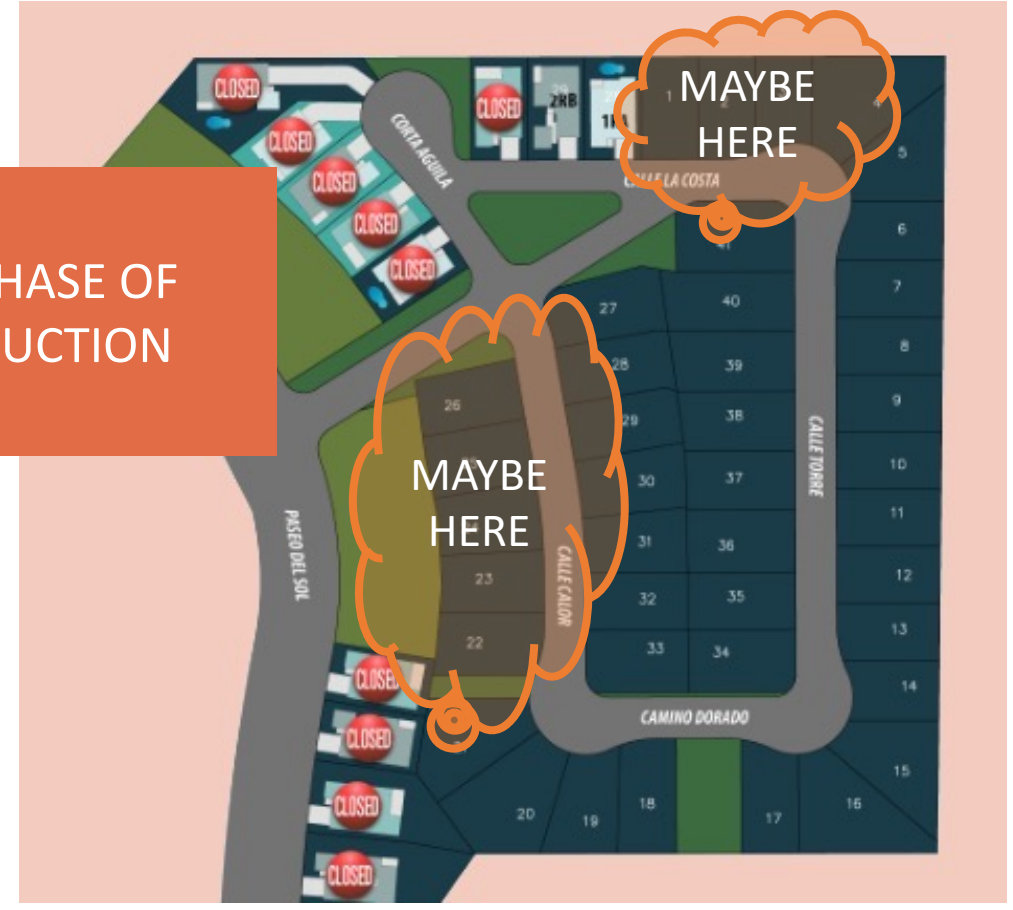
- **Monitoring and reporting dust control issues to builder, City and AQMD**
- **Maintained alliance with Aldea at the Vistas HOA and Rancho Village HOA**
 - 13 Montage members and board liaison in July 2018
 - 7 Aldea members and board liaison in December 2021
 - 11 Rancho Members and board liaison in February 2022
- **Communicate monthly with the Cathedral City Planning and Public Works Departments regarding project status**
- **Maintained communications with developer Holt Group/Vancouver, WA and builder GHA/Cathedral City in April 2022**
- **Updated all Development Related information on Committee Webpage link <https://wp.me/P679s6-1Fj>**



FOUR UNITS

SECOND PHASE
CURRENT SALES

THIRD PHASE OF
CONSTRUCTION



MAYBE
HERE

MAYBE
HERE

RIO DEL SOL AD HOC COMMITTEE

Recent Activities



HOMEOWNERS ASSOCIATION

- **Improved communications situation with the removal of developer representative Humphreys. The Builder/Developer is more responsive to concerns**
- **Providing bi-weekly updates to Montage as wall construction progress continues**
- **Continued correspondence with City Council Member Ross, City Departments, Developer, Builder, and Reps from Montage, Aldea ATV, and Rancho Village throughout 2023**
- **Arranged on-site meeting with Councilmember Ross in February 2023**
- **Arranged on-site meeting with Councilmember Ross's representative in January 2024.**

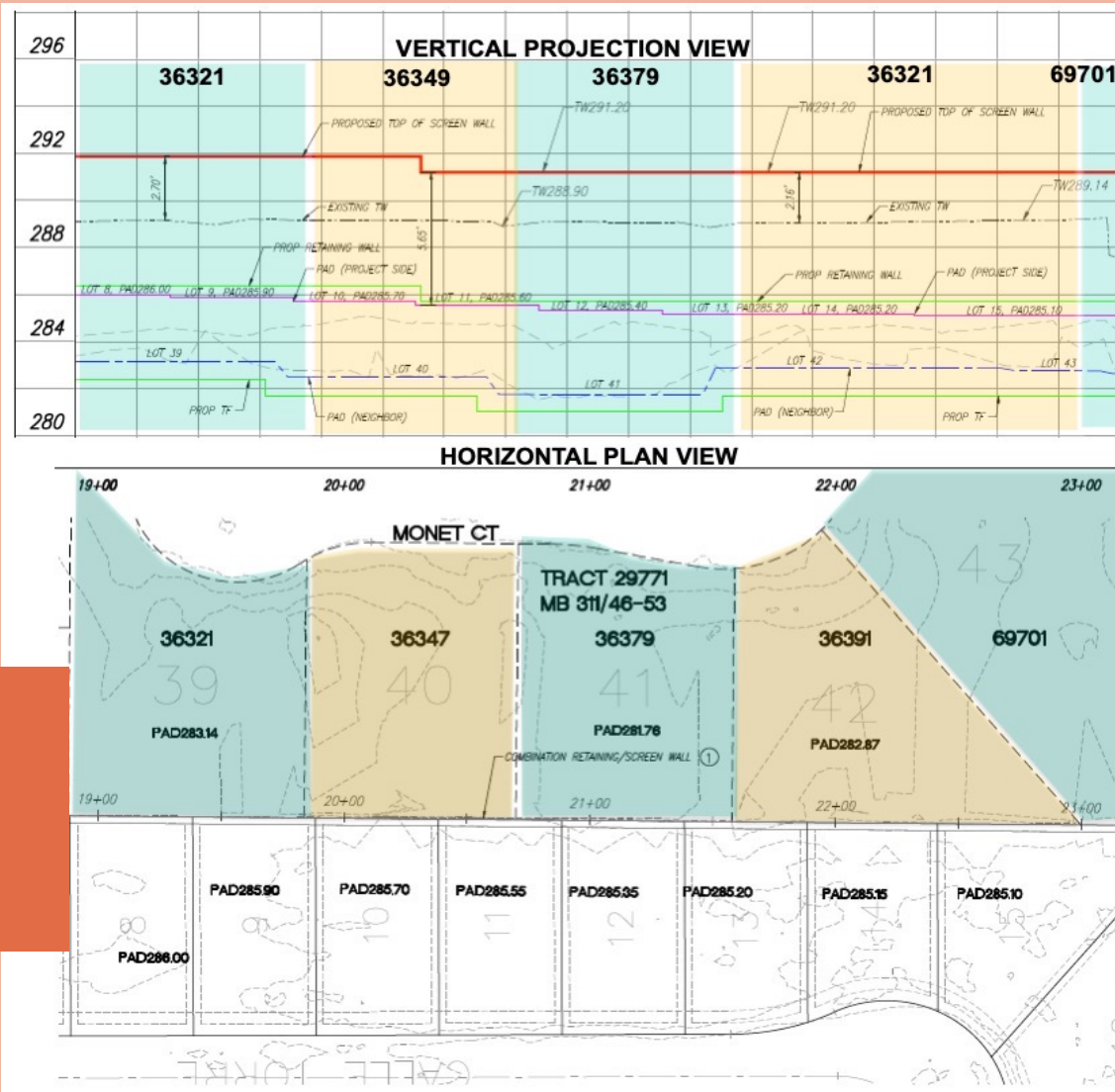
RIO DEL SOL AD HOC COMMITTEE

Recent Activities

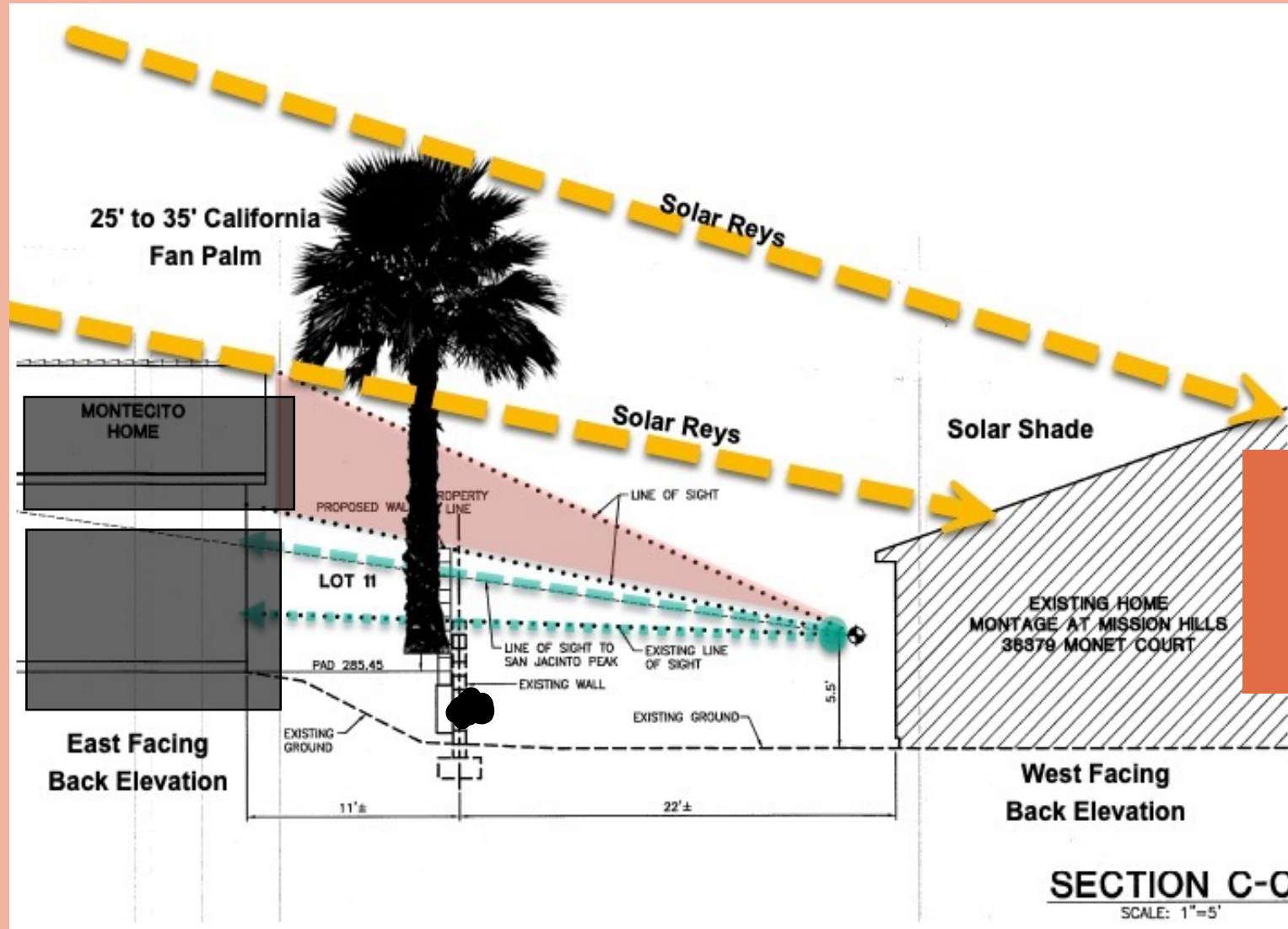


HOMEOWNERS ASSOCIATION

- **Devised a revised list of concerns and working with the developer and city**
 - Wall type, height and construction
 - Solar access and shading
 - View protection
 - Post occupancy improvements
- **Discovered Montage common area property ownership issue while determining Montage legal property lines**
 - Discovered that Builder GHA had failed to deed six Montage lots to Association in 2004.
- **Devised a height and sightline impact analysis of all Montage homes**
- **Devised solar access impact model for use in the evaluation proposed RDS landscape plans**
- **Devised a wall design/construction assessment for use in lobbying for corrective actions**



**WALL HEIGHT
ANALYSIS**



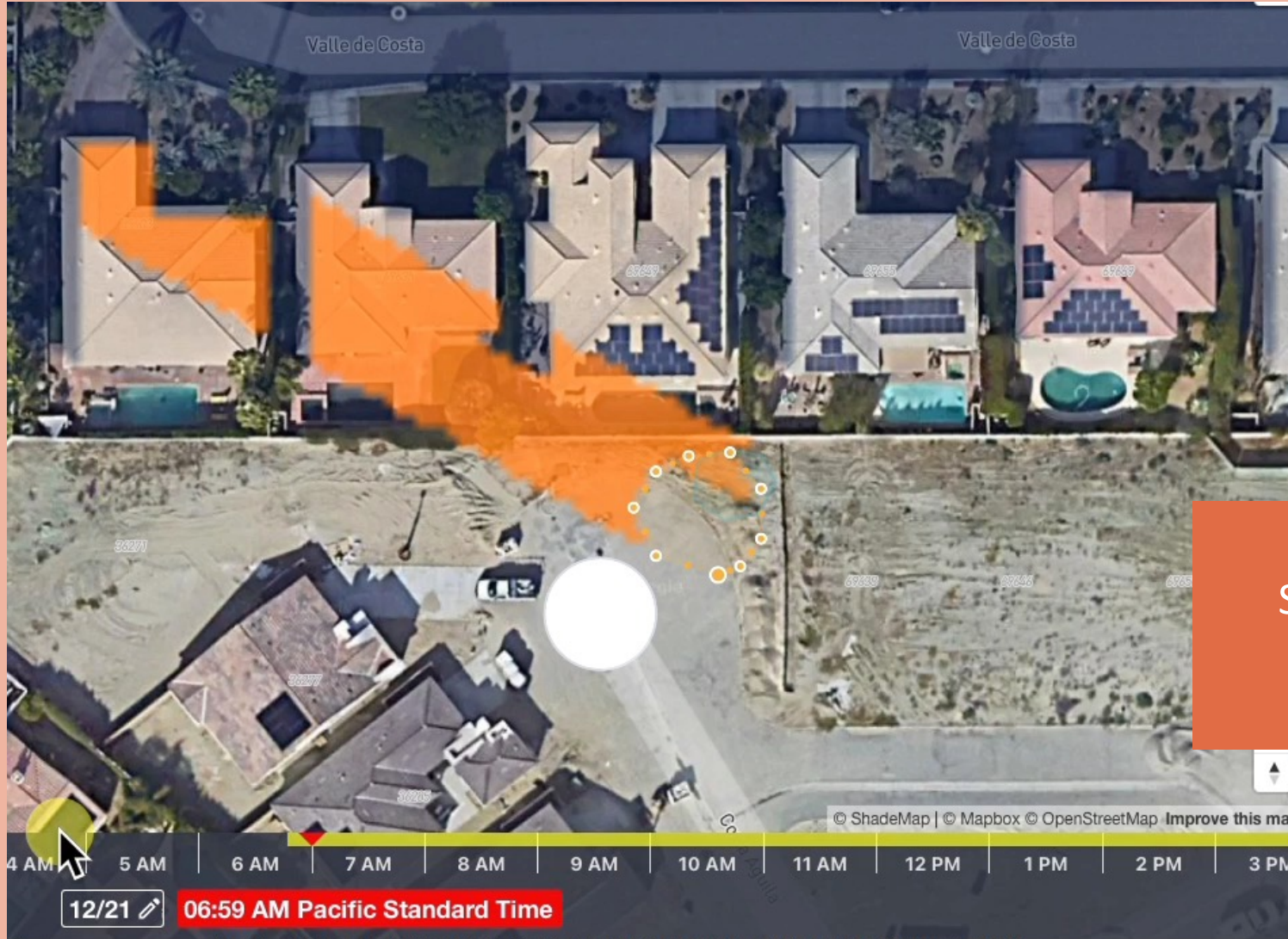
SIGHTLINE & SOLAR
ACCESS DISRUPTION



CONCRETE BLOCK
WALL CONSTRUCTION



HOMEOWNERS ASSOCIATION



SOLAR SHADING ANALYSIS

RIO DEL SOL AD HOC COMMITTEE Next Steps



HOMEOWNERS ASSOCIATION

- **Continuing to monitor wall construction and report issues to Building Department and Builder**
 - Reported improper footing location which was corrected
 - Reported improper dumping of debris between walls which was corrected
 - Reported lack of placement of drainage gravel between walls which was corrected
 - Reported potential solar access infringements with trees on landscape plan which was corrected
- **Monitor and report the status of building permits for Phase Three for impacts to Montage**
- **Monitor and report dust control issues to the builder, City and AQMD**
- **Continue to reinforce with residents the need to initiate mitigation measures before losing leverage**
 - Tree and shrub screens
 - Wall top Screens

RIO DEL SOL AD HOC COMMITTEE

Next Steps



HOMEOWNERS ASSOCIATION

- **Monitor and communicate with builder/developer regarding construction impacts and impositions**
- **Secure wall paint color preferences from Montage residents, provide them to the builder, and ensure completion.**
- **Begin monitoring of Phase Three home construction.**

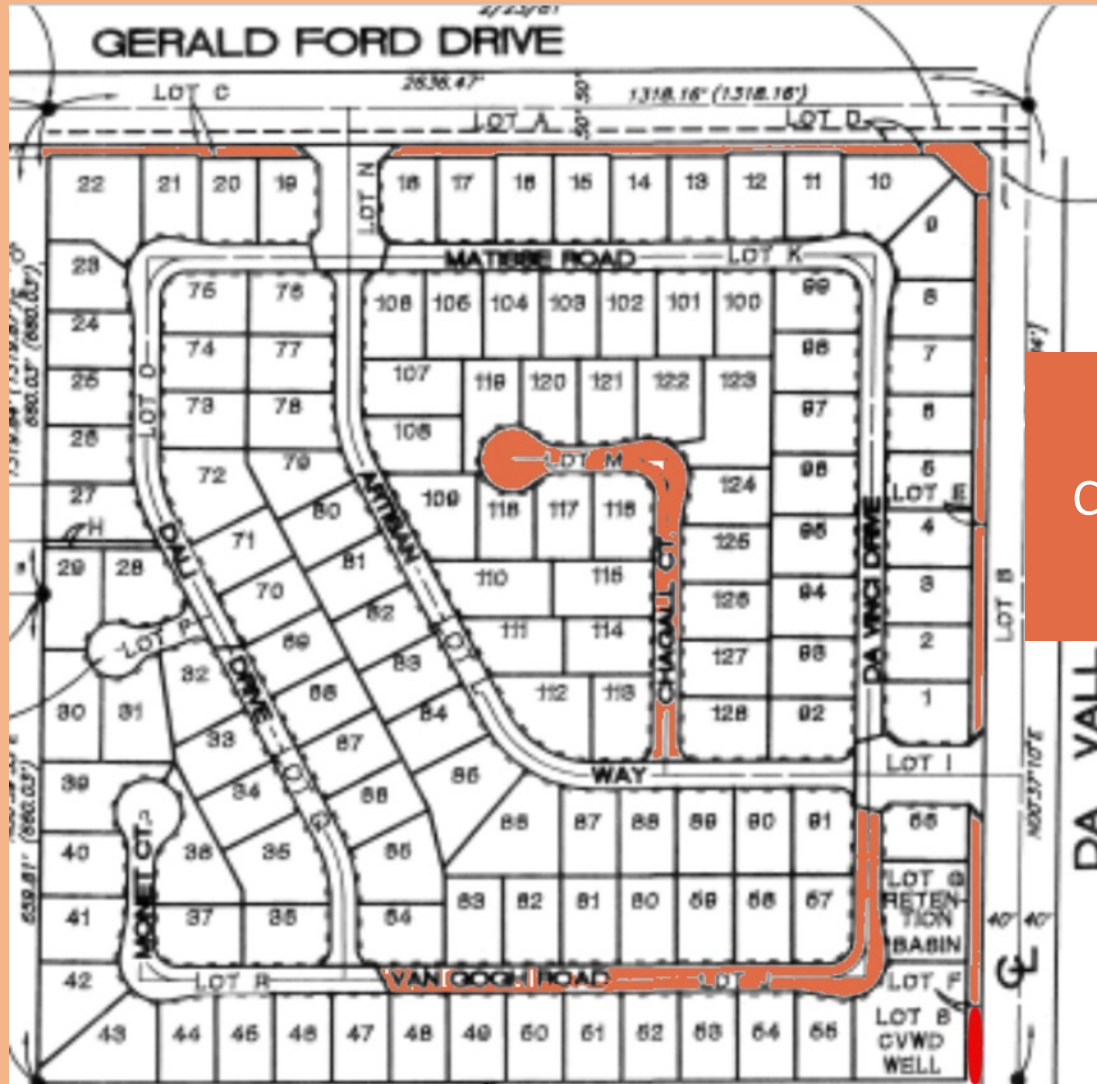
RIO DEL SOL AD HOC COMMITTEE

Common Area/Road Property Conveyance



HOMEOWNERS ASSOCIATION

- **While researching property line locations discovered in Fall 2022 that developer GHA had failed to dedicate and transfer title to six common and street ROW lots to Montage in 2004 and again in 2011**
 - Lots were Recorded as owned by the City
- **Worked with City, Coachella Valley Water District, County Recorder and GHA to verify that lots never conveyed**
- **Worked with Developer attorney to prepare property conveyance documents, secure signatures and complete recording**
- **Secured Board acceptance and recording of deeds**
- **Facilitated the granting of an access easement across the Montage common area to the Coachella Valley Water District well site on DaVall.**

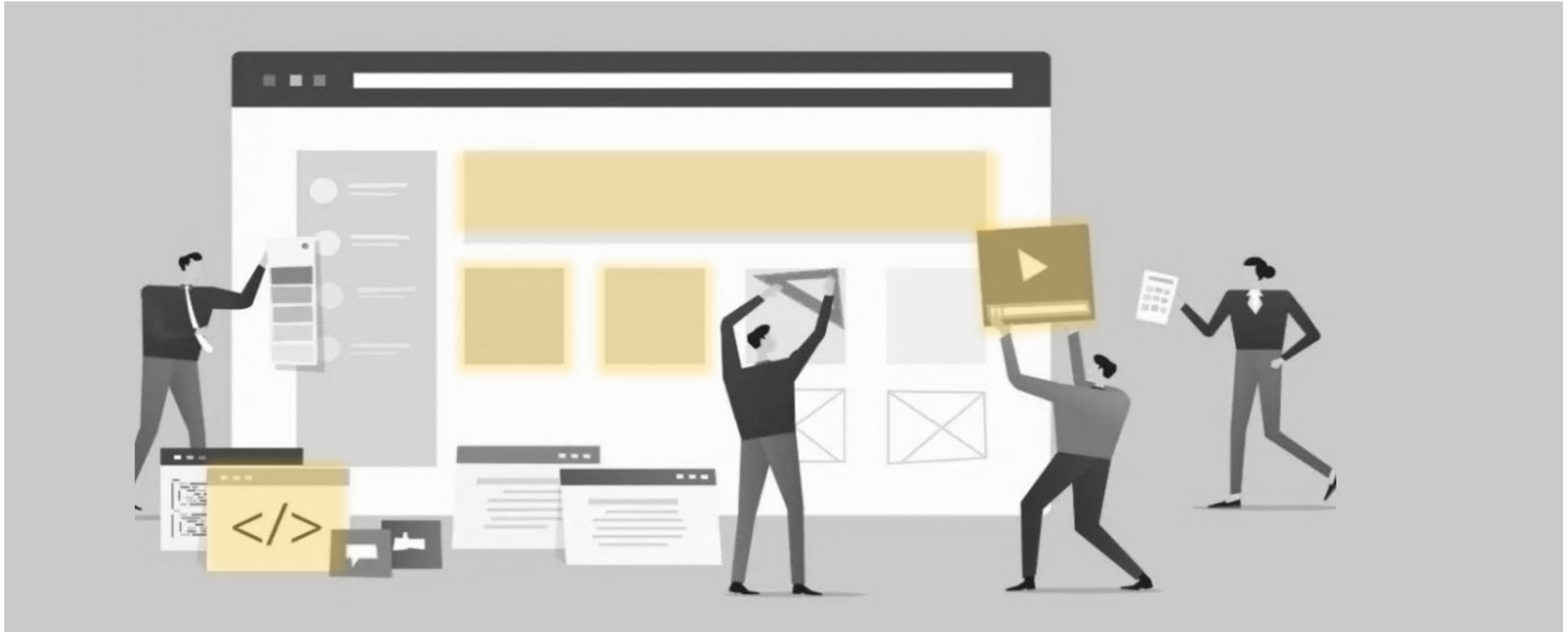


UNCOVERED
COMMON AREA AND
ROAD LOTS

WEBSITE COMMITTEE



HOMEOWNERS ASSOCIATION



WEBSITE COMMITTEE

Overview



HOMEOWNERS ASSOCIATION

- **Committee formed 2016**
- **Webmaster and one board member liaison**
 - Also volunteer administrators, editors and writers
- **Committee roles and responsibilities**
 - administers both the [Montageatmissionhills.org](https://montageatmissionhills.org) and the [NextDoor.com](https://nextdoor.com)
 - Day to day website management
 - Preparation and execution of website work program
 - Creation and posting of web content
 - Website security and backup
- **Committee Webpage Link <https://wp.me/P679s6-10rh>**
- **Thanks to Tony Michaelis, Norm Giere, Tom Tousignant, Shelly Ruegsegger**

WEBSITE COMMITTEE

Recent Activity



HOMEOWNERS ASSOCIATION

• 2023 Site Metrics

- 100 Website Pages
- 69 Posts
- 1,401 Library Docs
- 51,246 Views All Time
- 4,925 Views Last Year
- 2,025 Visitors Last Year
- 5.5 Visitors Per Day
- Ten Days Downtime
- 2.5 Pages/View
- 28 pages modified
- 75 Files Added

• Sample of Content & Features Added or Updated

- Conducted Phishing Attack Survey
- Updated Zoom Meeting Instructions / Page
- Added 2024 Election
- Site Map Update
- Annual Calendar Update
- Committee Agendas (Blog)
- Updated a MHCC Pages and Content
- Updated Membership Payment Pages
- Added link to PPM Website
- 2023 Election Sample
- Docs Update
- Montage History Update
- Updated A.I.R. Form
- Updated Election Forms
- Updated Contact Forms
- Updated Rio Del Sol Committee Pages
- Updated Detention Basin Committee Pages

WEBSITE COMMITTEE

Top 30 Pages Visited



HOMEOWNERS ASSOCIATION

	Visits
1. RESIDENT MEMBERSHIPS	240
2. MISSION HILLS CLUB MEMBERSHIP FAQ	237
3. HOUSE COLOR SCHEMES	186
4. FOR SALE	183
5. GOVERNING DOCUMENTS	174
6. HISTORY	126
7. ARCHITECTURAL DOCUMENTS	115
8. LANDSCAPE MAINTENANCE	108
9. UPCOMING ELECTION INFO	104
10. BOARD OF DIRECTORS	102
11. HOA DUES PAYMENT	98
12. FORMS	70
13. ACCESS AND SECURITY FAQ	69
14. ARCHITECTURE	67
15. SITEMAP	55

	Visits
16. MAP YOUR NEIGHBORHOOD EMERGENCY PLAN	52
17. WELCOME AND SOCIAL COMMITTEE	51
18. DUES PAYMENT PORTAL	50
19. ELECTION COMMITTEE	49
20. NEWSLETTERS	48
21. EMERGENCY PREPAREDNESS GUIDELINES	45
22. HOUSE PAINTING INFO	43
23. LOCATION	40
24. ARCHITECTURAL REVIEW COMMITTEE	40
25. EXTERIOR LIGHT REPAIR/REPLACEMENT	38
26. EMERGENCY PREPAREDNESS	37
27. RIO DEL SOL AD HOC COMMITTEE	36
28. BOARD MINUTES	35
29. COMMUNITY MANAGEMENT COMPANY	34
30. ANNUAL BUDGET	30

WEBSITE COMMITTEE

Next Steps



HOMEOWNERS ASSOCIATION

- **Review website security.**
- **Evaluate possible move to new site host to improve technical support options**
- **Continue to improve device viewing capabilities (cell phone and pad viewing)**
- **Post All Board/Committee Agendas and meeting packets**
- **Add Montage fact sheet page**
- **Add Montage photo gallery**
- **Increase committee content / use**
- **Improve timeliness of postings**
- **Improve site search capabilities**
- **Color refresh**
- **Home Page refresh**
- **Recruit Website Volunteers**