

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
January 12, 2024 | 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, January 12, 2024, 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

OTHERS PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Approximately 4 Homeowners

CALL TO ORDER

President Tony Michaelis called the meeting to order at 9:33 a.m.

AGENDA ADDITIONS

December 2023 Financial

HOMEOWNERS FORUM #1

The following items were discussed: None.

EXECUTIVE SESSION SUMMARY – January 12, 2024

Mr. Michaelis summarized the items discussed in the Executive Session held prior to this meeting, including collections, minutes approval, legal, and violations.

APPROVAL OF MINUTES

The Board reviewed the minutes of the October 25, 2023, Regular Meeting. After discussion, ***motion to approve the minutes of the October 25, 2023, meeting as corrected made by Mr. Giere, seconded by Ms. Johnson, motion carried.***

FINANCIAL REPORT

October – December 2023 – After discussion, ***motion to approve the financial reports for October through December 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 – Mr. Harp summarized the purchase. No action.

Liens (0)

UNFINISHED BUSINESS

Approve Arborist 2024 Palm Tree Report – Mr. Giere stated that he plans to meet with the architectural committee to come up with a plan of which palms to remove. Will work with Mr. Harp on budgeting also. Per the arborist report there are sixteen high risk trees for possible removal but three that are worse. The board may be removing a total of twenty. After discussion, *motion to approve a not to exceed price of \$50,000.00 was made by Mr. Giere, seconded by Ms. Johnson, motion carried.*

Drywell Pumping – Hammer & Old Castle – Tabled for more information at the March meeting. The basin is in good working order.

NEW BUSINESS

- a. Election/Annual Meeting Update & Zoom Attendance – John Geary
(Note: Election by Acclamation – no business to do at the annual meeting, just reporting) - Mr. Geary stated that there is a narrative in the packet. Two candidates submitted by the deadline and a letter of acknowledgment was sent to them. After discussion, *motion to approve holding the Annual meeting via Zoom at 10:00am with the Block Party later that afternoon made by Mr. Harp, seconded by Mr. Giere, motion carried.*
- b. Board Approval of Election by Acclamation with Two Board Members – Thomas Harp and Norman Giere. After discussion, *motion to approve the two candidates listed by acclamation to start their terms at the 2024 Annual meeting made by Mr. Michaelis, seconded by Ms. Johnson, motion carried.*
- c. New Election Regulations – Scott Reese – Mr. Michaelis received Scott's email and comments regarding current legislation. Ms. Ruegsegger provided the board with information also. Scott will have a report for the May meeting.
- d. Possible Rule Change – Holiday Decorations – Ms. Johnson reported that the rules regarding holiday decorations are being violated. Rules state that you can have them up from Thanksgiving to ten days after the new year. Propose – “Display 10 days prior to a holiday. Winter holidays may be displayed continuously 10 days before TG and taken down by Jan 10.” After discussion, *motion to approve the new language and it does not have to be sent out for 28-day comment made by Mr. Michaelis, seconded by Mr. Giere, motion carried.*
- e. Block Party 2024 – Frank San Juan - See above, will be in the afternoon on March 16, 2024. A notice will be sent out to the owners shortly.

COMMITTEE REPORTS – 5 Minutes Per Report

- a) Architectural Review Committee Reports – Norm Giere – Mr. Giere stated their new major focus is meeting with Conserve on palm tree removals and replacements. Still discussing corner and entrances for possible remodel.
- b) Detention Basin Committee Report – Scott Reese – Scott noted maintenance specifications will be forthcoming and they are working with Aldea on their basin and different design issues to include the Cit's assistance.
- c) Rio Del Sol Development – Scott Reese – Mr. Reese noted that the wall is done, and the cap is on. The first phase is finishing along Aldea, when MMH will be started is unknown.

- d) Emergency Preparedness Committee Report – Chuck Middleton – Mr. Middleton is catching owners at home and giving out information.
- e) Gate Access Committee Report – Thomas Harp/ Gary Roman – Mr. Harp stated recently owners were complaining about the GF gate again. Ms. Ruegsegger is talking to a couple providers for more information. This item is tabled for more information.
- f) Website Committee Report – Scott Reese – Doing annual run of the website to update all links spelling checks etc. Had a loss of service for 10 days, due to the host provider making some changes and caused incompatibility with our software. The website is very secure. There is Survey Monkey capability if the board ever wants to send one to the owners.
- g) Welcome and Social Committee Report – Frank San Juan – Mr. San Juan welcomed and acknowledge new residents.

HOMEOWNERS FORUM #2

The following items were discussed during the second homeowner’s forum: CAI standards for reserve studies have changed and change agendas based on new state law.

OTHER BUSINESS

None.

NEXT MEETING

March 8, 2024, Regular Meeting
March 16, 2024, Annual Meeting

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:57 a.m. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager

APPROVED:

Sue Johnson

3.8.24

Sue Johnson, Secretary

Date