

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
March 8, 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, March 8, 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, Treasurer
Gary Roman, Director

OTHERS PRESENT

Shelly Ruegsegger, 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 9:33 a.m.

AGENDA ADDITIONS

Conserve 2024 Landscape Maintenance Contract under New Business.

HOMEOWNERS FORUM #1

The following items were discussed during the first homeowner's forum: comments on the proposed parking rule change agenda item, concerns on allowing storage pods or dumpsters within the community, and comments on the asphalt work being proposed.

EXECUTIVE SESSION SUMMARY - March 8, 2024

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

APPROVAL OF MINUTES

The Board reviewed the minutes of the January 10, 2024, Regular Meeting. After discussion, ***motion to approve the minutes of the January 10, 2024, meeting as amended made by Ms. Johnson, seconded by Mr. Giere, motion carried.***

FINANCIAL REPORT

December 2023 & January 2024 – After discussion, ***motion to approve the financial report for the months of December 2023 & January 2024 for filing as presented by PPM made by Mr. Harp, seconded by Ms. Johnson, motion carried.*** The full financial reports were emailed to the entire Board prior to the meeting.

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UNFINISHED BUSINESS

Drywell Pumping – The Board reviewed an estimate from Hammer Plumbing & Pumping to clean the 2 curb drains and 1 drywell at the corner of Da Vinci and Van Gogh. Hammer Plumbing offered a potential discount should the HOA wait until the summer to perform this work. After discussion, ***motion to accept the estimate from Hammer Plumbing, NTE \$2,850.00, made by Mr. Michaelis, seconded by Mr. Harp, motion carried.*** The work will not commence until later in the year, and after a possible reduced rate for services.

NEW BUSINESS

- a) Possible Rule Change on Parking – Ms. Johnson reported that some concerns regarding commercial parking and storage pods/dumpsters were sent to the Board. Therefore, the Board is proposing amendments to the current Rules and Regulations adding these changes. After discussion, ***motion to accept the proposed commercial parking amendments and addition of rules regarding storage pods/dumpsters, and to distribute for the 28-day comment period to the membership made by Ms. Johnson, seconded by Mr. Giere, motion carried.***
- b) Asphalt Repair/ Seal Coat Proposals – The Board reviewed estimates from AMS Paving, IPS, and Asphalt MDs to perform seal crack and fill repairs for the community. After discussion, ***motion to approve a NTE of \$65,000.00 for the crack fill & seal contract to be performed once a vendor is chosen was made by Mr. Michaelis, seconded by Mr. Giere, motion carried.*** The Board has narrowed down the proposals to two vendors and will continue to negotiate pricing. The selected vendor will be awarded the contract later.
- c) Fountain Remodel – The Board reviewed an estimate from Laguna Falls to remodel both community entrance water features/fountains. After discussion, ***motion to accept the estimate from Laguna Falls Pools to remodel both water features/fountains at the community entrances, NTE \$23,842.00, made by Mr. Michaelis, seconded by Ms. Johnson, motion carried.*** Mr. Michaelis and Mr. Giere will finalize the details of the work prior to the work commencing.
- d) MMH Financial Review for 2023 – The Board reviewed the 2023 FYE financial audit and review. After discussion, ***motion to accept the 2023 FYE financial review and audit as corrected, presented by Beck & Company CPAs made by Mr. Harp, seconded by Mr. Giere, motion carried.*** The reference correction above refers to the CD asset amount that should read \$90k as opposed to \$45k.
- e) Maturing CD – After discussion, ***motion to authorize the rollover of the CD maturing 3/8/2024 in the amount of \$45,000 made by Mr. Harp, seconded by Mr. Michaelis, motion carried.***
- f) Conserve Landscape Maintenance Contract – The Board reviewed the updated 2024 monthly landscape contract as presented by Conserve Landcare. The Board has already budgeted for the proposed increase. After discussion, ***motion to accept the renewed monthly maintenance contract between Conserve Landcare and Montage at Mission Hills, in the amount of \$2760 effective 3/1/2024 made by Mr. Michaelis, seconded by Ms. Johnson, motion carried.***

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 new palm trees have been installed on Da Vall, as well as new lighting for these palms.
- b) Detention Basin Committee Report – Scott Reese – Mr. Reese gave his committee report. Montage and Aldea the Vistas are working in tandem to ensure all basins and drywells are appropriately cleaned to ensure both communities are not negatively affected in the future.
- c) Rio Del Sol Development – Scott Reese – Mr. Reese gave his committee report, noting the recent development updates for the new community. Communication channels between all involved parties has been positive.
- d) Emergency Preparedness Committee Report – Chuck Middleton – Mr. Middleton reported that the distribution of the emergency preparedness items is ongoing and going well.
- e) Election Report Committee – John Geary reported on a recently proposed state bill that would allow for electronic voting in California for HOAs.
- f) Gate Access Committee Report – Thomas Harp/ Gary Roman – Mr. Roman reported on a recent issue several owners have reported at the Gerald Ford gate where taller vehicles and at some times of the night, access into the community is not being granted. There may be an issue with the remote transmitter that is being investigated.
- g) Website Committee Report – Scott Reese – The committee report will be available at the 2024 Annual Meeting.
- h) Welcome and Social Committee Report – Frank San Juan – Mr. San Juan welcomed 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: additional comments on the storage/dumpster rules being proposed by the Board, comments on adding additional rules on storing construction material being stored in areas that can be seen from the street, suggestion for the Board to schedule the drywell cleaning and pumping before the street paving work is done, questions on whether new controls are included with the remodel of the fountains, comments on linking the irrigation controllers and the fountain controllers to the same system, comments on possible variations in budget line items that should be looked at for consistency, questions on the Conserve Landscape Contract and how many extensions have been granted since the inception of the relationship between Conserve and Montage, and comments on an award to one of the board members in the HOA Living Magazine.

OTHER BUSINESS

None

NEXT MEETING

Annual – March 16, 2024, at 9:30 A.M. via ZOOM

Regular – May 10, 2024, at 9:30 A.M. via ZOOM & at the offices of PPM

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:51 a.m. on a motion duly made and seconded.

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

Approved:

Sue Johnson

5.10.24

Sue Johnson, Secretary

Date