

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
May 10, 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, May 10, 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 7 Homeowners

CALL TO ORDER

President Tony Michaelis called the meeting to order at 9:32 a.m.

AGENDA ADDITIONS

None.

HOMEOWNERS FORUM #1

The following items were discussed during the first homeowner's forum: comments on how and what must be included on meeting notices for homeowners per Civil Code, comments on roll call votes from the Board, and comments on the mentioned attachments in the minutes for committee reports.

EXECUTIVE SESSION SUMMARY - May 10, 2024

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

APPROVAL OF MINUTES

The Board reviewed the minutes of the March 8, 2024, Regular Meeting. After discussion, ***motion to approve the minutes of the March 8, 2024, regular meeting as corrected made by Mr. Harp, seconded by Mr. Giere, motion carried.***

The Board reviewed the minutes of the March 16, 2024, Annual Meeting. After discussion, ***motion to approve the minutes of the March 16, 2024, annual meeting as presented with attachments made by Mr. Michaelis, seconded by Mr. Roman, motion carried.***

FINANCIAL REPORT

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

Liens (0)

UNFINISHED BUSINESS

- a) Drywell Pumping – The Board previously approved this project, and when dates for the pumping and clean out are available, they will be distributed. No action currently.
- b) Rule Change: Parking – Ms. Johnson summarized the comments and feedback that was received from the initial parking rule changes that were distributed to the membership. The Board would like to send the updated addendums and changes to the parking rules for another 28-day comment period and will be voted on at the next Board meeting.
- c) Project Updates: Fountains & Street Slurry – Mr. Michaelis reported that the entry fountains are working great and now look brand new. Additionally, Mr. Michaelis mentioned that he emailed the members of the community with dates and other information regarding the upcoming street work, noting that there will be a complete road closure at some point during the process. More information will be provided to the membership as it becomes available.

NEW BUSINESS

- a) Board Report & Election Rule Changes – Mr. Michaelis noted that Scott Reese provided a report to the Board regarding the election rule changes that may be needed. The Board will review it and issue a response later.
- b) Palm Tree Trimming – Mr. Giere reported that Conserve will be trimming all the palm trees at the same time to result in cost savings of performing this in sections. Additionally, communication will be disturbed to the members when the trimming dates are confirmed. The estimate for tree trimming was approved prior and came in under the expected pricing.
- c) Street Sweeping Schedule Change – Mr. Michaelis summarized the need to potentially move from weekly sweeping to bi-weekly sweeping as consistent sweeping may cause additional damage to the streets. Once the street slurry project is performed and completed, the Board will request an adjustment to the sweeping schedule to bi-weekly sweeping.

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 summarized the meeting with the new branch manager for Conserve Landscape, noting that they are receptive to the Association's needs. The Committee will be going door to door to notify owners of the street slurry project and will remind owners to ensure water running off from their yards is kept to a minimum.

- b) Detention Basin Committee Report – Scott Reese – Mr. Reese gave his committee report, noting that Aldea has been working on water well repairs, and that Montage will most likely follow the same processes. A meeting will commence in roughly two weeks with Aldea to reconvene on the water well ways and additional items needed.
- c) Rio Del Sol Development – Scott Reese – Mr. Reese gave his committee report, noting that an update was distributed prior to this meeting. Additionally, Mr. Reese noted that the exterior wall has been completed. The development needs to complete the painting of the wall, however.
- d) Emergency Preparedness Committee Report – Chuck Middleton – No report currently. Homeowners may refer to the latest newsletter for more information.
- e) Gate Access Committee Report – Thomas Harp/ Gary Roman – No report currently.
- f) Website Committee Report – Scott Reese – Mr. Reese noted that there is a photo gallery on the website detailing some of the history of the community.
- g) Welcome and Social Committee Report – Frank San Juan – Mr. San Juan welcomed the residents to the community. Additionally, there was an update on the latest HOA block party, noting it was a success. And a thank you to the committee members and members of the Board.

HOMEOWNERS FORUM #2

The following items were discussed during the second homeowner’s forum: comments on keeping the election committee as a permanent part of the agenda, additional question and comments on the street sweeper and the slurry project, and there was an objection to the approval of the latest Conserve Landcare contract as it was an item added to the agenda after posting.

OTHER BUSINESS

None

NEXT MEETING

Regular – July 12, 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 10:18 a.m. on a motion duly made and seconded.

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

Approved:

Sue Johnson

Sue Johnson, Secretary

7.12.2024

Date