

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 12, 2024 | Regular Session Minutes**

Upon notice duly given, a Regular meeting of the Board of Directors of Montage at Mission Hills Homeowners Association was held on Friday, July 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, Treasurer  
Gary Roman, Director

**OTHERS PRESENT**

Shelly Ruegsegger, Community Manager | Personalized Property Management  
Approximately 6 Homeowners

**CALL TO ORDER**

President Tony Michaelis called the meeting to order at 9:30 a.m.

**AGENDA ADDITIONS**

None.

**HOMEOWNERS FORUM #1**

The following items were discussed during the first homeowner's forum: Corner landscape project.

**EXECUTIVE SESSION SUMMARY – July 12, 2024**

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

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the May 10, 2024, Regular Meeting. After discussion, ***motion to approve the minutes of the May 10, 2024, regular meeting as presented made by Mr. Harp, seconded by Mr. Giere, motion carried.***

**FINANCIAL REPORT**

April – June 2024 – After discussion, ***motion to accept the financial report for the months of April - June 2024 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.

Liens (0)

## **UNFINISHED BUSINESS**

- a) Election Rules – **Tabled by Mr. Michaelis, seconded by Mr. Harp, motion carried.**
- b) Fountain Refurbishment, Road Maintenance & Drywell Pumping – Mr. Michaelis explained that the fountain refurbishment project is complete, and they did a great job. Also, the street maintenance work is complete, but the board is working with the street sweeping company on nuisance water issues (standing water), this is ongoing. Justin from NPG that worked on the streets was outstanding in his capabilities and follow through. The detention basin drywell pumping is done, and Mr. Michaelis thanked Mr. Reese for his involvement and assistance. It was determined there may be future repairs to do as the drywell is failing.
- c) Amended Parking Rule Approval – With no owner comments during the 28-day comment period and after discussion, **motion to approve the final amended parking rule as presented to the membership made by Mr. Michaelis, seconded by Mr. Giere, motion carried.**

## **NEW BUSINESS**

- a) Corner Design Project – Tabled due to a computer issue but there will be a presentation and will ask the board to have a meeting to preview the design at a later date.
- d) Updated Gate Entry System – Mr. Harp advised the board that over the past year, his committee have been working on getting bids for a new Gate Entry RFID system. They have four proposals but narrowed down their choice to be CAT Systems. This will involve new head lights tags and owners will retain their remotes and homelink service until all tags are handed out. Guests will call from the gate and the pedestrian keys will still function. After discussion, **motion to approve a not to exceed price of \$35,000.00 made by Mr. Michaelis, seconded by Mr. Giere, motion carried.** More information will be provided to the board before any work is started.
- e) CAI “Buck a Door” Contribution – Mr. Michaelis stated that every year MMH supports CAI’s legislative group which operates to support homeowners’ associations in fighting for fair legislative action. He is asking the board for support once again. After discussion, **motion to approve sending \$128.00 to CAI for this purpose, made by Mr. Michaelis, seconded by Mr. Harp, motion carried.**

## **COMMITTEE REPORTS – 5 Minutes Per Report**

- a) Architectural Review Committee Reports – Norm Giere – Mr. Giere stated the palms are trimmed and Conserve did an excellent job this year and they have been very responsive.
- b) Election Committee – John Geary – Mr. Geary explained that electronic voting will most likely not be used for the 2025 board election. It will likely pass legislation January 1, 2025, and the board and committee will work on utilizing it for the 2026 elections. Look for voting materials to start coming your way in September 2024.
- c) Welcome and Social Committee Report – Frank San Juan – Mr. San Juan stated there was not much to report. There may be one home in escrow but haven’t heard yet from PPM. A couple other homes are still on the market.
- d) Detention Basin Committee Report – Scott Reese – Mr. Reese gave his committee report, to include a detailed written outline. He stated most of the work the last 2

months has been with Aldea assisting with presentation of contacting the City about the storm drain system that GHA did not complete at the time of build. Have a verbal confirmation from the city engineer agreeing that it was not completed as designed. Aldea says City and GHA are responsible for this. Hope is to get GHA to do what is necessary to repair.

- e) Rio Del Sol Development – Construction of RDS is ongoing, the next phase has been approved, but they are not putting the homes against the wall in the first phase. The RDS wall is complete, except for two exceptions, they haven't painted the back of the wall, other is disclosure agreement about who is responsible for the wall. Developer not issuing with sales of homes. Now they are issuing. Side yard easements should be there in Montecito because of solar issues and space between homes. No trees allowed so no view issue.
- f) Emergency Preparedness Committee Report – Chuck Middleton – No report.
- g) Website Committee Report – Scott Reese – Mr. Reese noted that there was a disruption of service on the site, intermittent disruptions, server issue, he fixed. Been two other short-term disruptions. Mr. Reese is asking for reimbursement for the website fees he paid for the HOA, they are \$45.00 to Arvix Web Hosting and \$288.00 for the renewal of Survey Monkey. There has been a lot of activity on the website. It was recommended that the board look into a backup webmaster.

### **HOMEOWNERS FORUM #2**

The following items were discussed during the second homeowner's forum: clickers for garage door, drywell repairs, kiosk update, new transponders, update technology, electronic voting, minutes, bid out gates, budget for gates.

### **OTHER BUSINESS**

None.

### **NEXT MEETING**

Regular – September 13, 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 10:48 a.m. on a motion duly made and seconded.

Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager - PPM

**Approved:**

*Sue Johnson*

9.13.24

---

**Sue Johnson, Secretary**

---

**Date**