

**MONTAGE AT MISSION HILLS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
September 13, 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, September 13, 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 5 Homeowners

CALL TO ORDER President Tony Michaelis called the meeting to order at 9:31 a.m.

AGENDA ADDITIONS None.

HOMEOWNERS FORUM #1 The following items were discussed during the first homeowner's forum: Scott Reese submitted his candidacy to join the finance committee that is being formed at this meeting, comments on the new Assembly Bill to permit electronic voting for California HOA's, and comments on the availability of funds for the landscape refresh project for phases 1-3.

EXECUTIVE SESSION SUMMARY – September 13, 2024

Ms. Ruegsegger summarized the items discussed in the Executive Session held prior to this meeting, including collections, approval of minutes, contracts including the approval of the updated 2025 PPM contract as presented, and violations.

APPROVAL OF MINUTES

The Board reviewed the minutes of July 12, 2024, Regular Meeting. After discussion, ***motion to approve the minutes of the July 12, 2024, Regular Meeting as presented made by Mr. Giere, seconded by Mr. Michaelis, motion carried.***

The Board reviewed the minutes of the August 9, 2024, Regular Meeting. After discussion, ***motion to approve the minutes of August 9, 2024, Regular Meeting as presented made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***

FINANCIAL REPORT

July & August 2024 – The Board reviewed the financial reports for the months of July & August 2024 as presented. After discussion, ***motion to approve the financial reports for the months of July & August 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.

UNFINISHED BUSINESS None.

NEW BUSINESS

- a) Consider Motion to support Aldea Basin Project – Tony Michaelis – Mr. Michaelis gave a summary of the project, noting that Aldea is requesting Montage to support their basin project to ensure all future heavy rains do not result in major flooding due to poor drainage. Montage will require copies of permits and files for their benefit for the work that is done and if an ATV's contractor comes on property, a board member must be with them. After discussion, ***motion to direct PPM to draft a support letter to the Board of Directors for Aldea the Vistas as indicated above, made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
- b) Consider Motion to appoint the Board as 2025 Finance Committee – Tony Michaelis After discussion, ***motion to form the 2025 Finance Committee to include all members of the Board, and appoint Norm Giere as the Committee Chair, made by Mr. Michaelis, seconded by Mr. Harp, motion carried.*** After further discussion, ***motion to accept Scott Reese's nomination to the Finance Committee made by Mr. Harp, seconded by Mr. Giere, opposed by Ms. Johnson, Mr. Giere, Mr. Michaelis, & Mr. Roman, motion did not carry.***
- c) Consider Motion to approve Nomination Form & Notice for the 2025 Annual Homeowner Meeting – John Geary – Mr. Geary summarized the newest election bill that is due to pass for the 2025 and recommended approval of the 2025 Annual Election Nomination Form. After discussion, ***motion to accept and distribute the 2025 Annual Election Nomination form no later than September 23, 2024, made by Mr. Michaelis, seconded by Mr. Giere, motion carried.***
- d) Consider Motion to schedule Annual Homeowner Meeting for March 15, 2025 – John Geary – After discussion, ***motion to accept the proposed 2025 Annual Meeting date of Saturday, March 15, 2025, made by Mr. Michaelis, seconded by Mr. Harp, motion carried.***
- e) Consider motion to approve the 2024-2025 Insurance Renewal – The Board reviewed an insurance renewal package from Cline Agency Insurance Brokers for the upcoming 2024-2025 year. After discussion, ***motion to accept the 2024-2025 Insurance Renewal in the amount of \$8,840.00 made by Mr. Michaelis, seconded by Mr. Roman, motion carried.***
- f) Consider motion to approve Holiday Decorations – The Board reviewed an estimate from Stewy's Holiday Lighting to install the 2024-year-end holiday decorations and tree lights at the community gates. After discussion, ***motion to accept the proposal from Stewy's Holiday Lighting to install the holiday decorations, in the amount NTE \$2,890.00, made by Mr. Michelis, seconded by Mr. Giere, motion carried.*** The

Board would like PPM & Mr. Giere to negotiate additional decorations to be added and included for the same price presented.

COMMITTEE REPORTS – 5 Minutes Per Report

- a) Welcome and Social Committee Report – Frank San Juan – No report currently.
- b) Architectural Review Committee Reports – Norm Giere – Mr. Giere gave an overview of recent applications submitted. Additionally, Mr. Giere summarized the improvements made by Conserve Landcare.
- c) Emergency Preparedness Committee Report – Chuck Middleton – No report currently.
- d) Gate Access Committee Report – Thomas Harp/ Gary Roman – Mr. Harp noted that PPM and the Committee are continuing to work on installing hard-wire internet at both gates to be able to install a new gate entry system and RFID tag readers. More information will be provided as it becomes available.
- e) Detention Basin Committee Report – Scott Reese – Mr. Reese gave his committee report, noting that Aldea will next be hiring a surveyor to inspect the area to begin the drain project that the Board agreed to be in favor of.
- f) Rio Del Sol – Scott Reese – Mr. Reese gave the committee report, noting that the developer has been given the okay to begin their next phase of construction, noting that they are changing their construction strategy based on comments from the surrounding HOA's.
- g) Website Report – Scott Reese – Mr. Reese noted that the website is experiencing intermittent outages for the website for only a few minutes at a time but not enough to result in less use of the site. Mr. Reese also stated that the Committee may still consider moving the website to another host in the future.

HOMEOWNERS FORUM #2 The following items were discussed during the second homeowner's forum: landscaping, PPM contract, polling the residents regarding electronic voting, and community gates.

OTHER BUSINESS None.

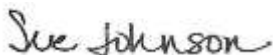
NEXT MEETING Regular – November 8, 2024, at 9:30 A.M. via Zoom & at the offices of PPM

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 10:13 a.m. on a motion duly made and seconded.

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

Approved:



Sue Johnson, Secretary

Date Approved: 11.8.24