

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

Upon notice duly given, a Regular meeting of the Board of Directors of Montage at Mission Hills Homeowners Association was held on Thursday, September 12, 2024, at 1:00 p.m. on-site beginning at the Montage Detention Basin in Cathedral City, CA. A quorum of Board members was present, and business was conducted as outlined herein.

**DIRECTORS PRESENT**

Tony Michaelis, President  
Norm Giere, Vice President  
Sue Johnson, Secretary  
Thomas Harp, Treasurer

**OTHERS PRESENT**

Scott Reese, Chair Detention Basin ad hoc Committee, and Rick Lowe and Joy Bright, Aldea at the Vistas Homeowners Association Board.

**CALL TO ORDER**

President Tony Michaelis called the meeting to order at 1:00 p.m.

**HOMEOWNERS FORUM**

No homeowners were present.

**NEW BUSINESS**

- a) **Tour of Storm Drainage Facilities in Aldea at the Vistas and Montage at Mission Hills**
  - a. **Onsite Visit of the Montage Detention Basin** - Mr. Reese Explained that the Montage Board had received a request from the Aldea at the Vistas Board for permission to complete a survey to establish spot elevations in the Montage Emergency Drainage Channel subsequent to the preparation of preliminary plans for the installation of a through wall connection to the Montage Emergency Drainage Channel to allow the emergency overflow of stormwater should the capacity of Aldea detention basin ever be exceeded. He explained that the City Engineering department has acknowledged that the Aldea Detention Basin and the Montage Emergency Drainage Channel should have been connected when the Montage was built. He further described how the Aldea and Montage stormwater system work together and answered questions from the Board.
  - b. **Onsite Visit of Aldea at the Vistas Detention Basin** – Mr. Lowe pointed out and described recent construction work at the Aldea detention basin to repair the drywell and install two new large percolation chambers to improve the stormwater capacity of the detention basin. The work was deemed necessary due to the basin flooding during Hurricane Hilary in August 2023, when the basin's capacity reached about 90%. Mr. Lowe pointed out the location of the proposed through-wall connection to the

Montage Emergency Drainage Channel in the northeast corner of the basin and the location where several blocks in the basin perimeter wall had been left out in the southwestern corner to allow for emergency overflow to the Montage property before Montage was constructed in 2002. The wall opening leads to a Montage residence owned by Leo Schlesinger and could flood his property should the flood flow reach the bottom of the wall. The Aldea project includes permanently blocking that opening.

- c. **Onsite Visit of the Montage Emergency Drainage Channel-** Mr. Reese pointed out the features of the drainage channel design, including the location of the proposed through-wall connection to the Aldea detention basin, the location of proposed spot elevations to verify drainage flow, the channel rip-rap installed to absorb the energy and slow the flow of stormwater and the channel opening and concrete apron where the channel discharges onto Dali. The Montage Board expressed interest knowing that the grade from the back wall to the street was sufficient to carry away the water, that the rip rap would not be an impediment, and that water flowing the last 20' out onto the street would not due erosion damage to contiguous properties. The Aldea study will address those points.
- b) **Conclusion** – Mr. Michaelis concluded the tour by thanking those in attendance and stating that the Aldea request for permission to complete a field survey and preliminary plans for a through-wall connection between the Aldea basin and the Montage drainage channel was on the Montage agenda for the following day, September 13 and would be discussed and acted upon then. He invited Aldea Board members to attend.

### **ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 1:38 a.m. on a motion duly made and seconded.

Respectfully submitted,  
Scott Reese  
Chair, Montage Detention Basin ad hoc Committee

**Approved:**



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**Sue Johnson, Secretary**

**Date Approved: 11.2.24**