

Mirage Crossing Homeowners Board Meeting Feb 19, 2007

Attendance:

Seth Kromholz, Tom Stern, Nancy Padgham, Bill Sheehan and Keith Underwood
Jeff Hennick – Property Manager

1. President Tom Stern called the meeting to order at 7:03 PM;
2. Brandi Reynolds from the Law Offices of John Chaix reported on the status of the lawsuit. She reported that final inspections by the defendant (developer) would begin shortly and that the court was close to assigning a trial date – probably in December.
3. Seth Kromholz gave the Treasurer’s report. He reported that there were no material variances. With the exception of the purchase of a new motor for the big treadmill, the ones that fell within the guidelines for discussion were variances to budget that related to timing issues and would go back in line as time passed. It was moved and seconded to accept the report as presented. The motion carried.
4. The Minutes of the January 15, 2007 meeting were distributed and reviewed. A motion was made and seconded to accept the Minutes as presented. The motion carried.
5. Committee Reports
 - Shirley Dickman gave the Landscaping Committee report. She commented on the damage that pets (dogs in particular) had done to some of the granite in particular areas. She also asked for help in reminding owners that their “granite yard” areas are not a dumping area for garbage and trash and she cited one specific instance of abuse. The HOA will contact the owner. She also talked about erosion due to water runoff and the need for re-building some of the drainage in the green belt.
 - Carole Jolley gave the Pool Committee report. She indicated that there had been a perceived electrical problem and that at least one pump and two heaters had been inoperable for a period of time. The electrician had come and determined that the community had encountered a power surge that had “popped” the pool sub-panel circuit breaker and the AC circuit breaker for the Clubhouse. The electrician did not find any damage to the power source. Poolman would come back and evaluate the three pumps and the three heaters together with the “SPA” and give us a “go forward” strategy as we head into the months where people will use the pool with the heaters on.
 - Without a member of the Fitness Committee present, Bill Sheehan indicated that the Fitness Room seemed to be without need at the present time.

6. Tom Stern gave the President's Report. He indicated that there needs to be a posted process for all inquiries. The HOA will post as much information as we can to the website and the bulletin board. Unit owners need to be aware that contacting the Board is not the answer to an overwhelming majority of situations. The first step is to determine the scope of the problem. Disturbance issues need to be reported to the Police and issues related to the need for a vendor should be reported to Jeff Hennick, Property Manager. There is even a Rossmar telephone choice for emergencies like the need for a plumber vs. requesting Jeff to provide information about insurance. Tom stressed that owners must NOT be afraid to call the Police when the need warrants it. The Police will become less responsive and no action can be taken unless formal complaints are made.

7. Management Report – Old Business

- Jeff Hennick presented a proposal from the firm of Mark Reece for a full-scope audit that included the 2006 tax preparation. After review, a motion was made and seconded to accept the proposal. The motion carried.
- Jeff Hennick reported on the issue of the broken window in Building 26, Unit 2051. Jeff has contacted the Real Estate agent handling the unit sale and has a scheduled the replacement of the broken window.
- Prior to the meeting, Seth Kromholz had asked about the status of weed sprays. Jeff Hennick reported that we are entitled to two free applications and indicated that at the direction of the Board, the free applications would be scheduled immediately.
- Jeff Hennick presented the Board with the 2007 Management Contract from Rossmar & Graham. After review and discussion, it was moved and seconded to approve the contract. The motion carried.

8. Management Report – New Business – Open Forum

- Granite deliveries were discussed. It was decided that we would take delivery of the granite – approximately 240 tons – immediately. There will be three deliveries of 80 tons each. Distribution will follow the informal chart that has been developed by Shirley Dickman. The deliveries will be supervised by the Committee and specifically Shirley Dickman, Bob Pajevic and Nancy Padgham.
- Mailbox security was discussed. A suggestion was made to install a security gate and side railings in the mailbox area. Security cameras were considered, but were not a viable alternative because of monitoring and the fact that they could be disabled easily by vandalism. The subject was tabled, although it was decided to put warnings on the bulletin board and on the website.

- A change to the vehicle gate code was discussed. The consensus was to change the gate code. The present code would be kept active, but converted to a vendor/delivery code that would be active from 7:00 AM until 8:00 PM. Before making the change in code, it was decided that each unit owner would be sent a notice. As vendors have notified us that gate access could be incorporated into the clubhouse access system, it was decided to table this action until the next meeting in March when more information can be presented regarding the clubhouse and fitness room access system.
- The gate code discussion led into discussion of the clubhouse and fitness room access system. It was decided that there was a need for an upgrade so that access could be monitored due to vandalism and the mess that had been left behind in certain instances. We have received an estimate from Scottsdale Lock and Key to upgrade the access system to one that can be monitored from a laptop. We will also ask for an estimate from Precision Lock which is the company that put in the original system. A decision on this subject will be made at the March Board Meeting.
- The concept of an on-site Property Manager was discussed. Owners were reminded that in the past, Rossmar had quoted a monthly fee of \$5,000 in order to have an on-site Manager. It was requested that Jeff Hennick spend some time on-site each month. Jeff indicated that he would try to institute a process whereby he would coordinate two hours onsite on the first and third Friday of each month at approximately 2:30 PM.
- Curbs and Stucco cracks were discussed. Jeff Hennick indicated that he was attempting to repair all of these that were reported, even though John Chaix had instructed us not to do it until after the lawsuit was settled.
- The pool deck surface was discussed. It was decided that the surface was definitely in need of repair. However the scope of the repair could be costly. The concept of cool deck was presented. Keith Underwood explained that he has had some experience with cool deck and would provide the names of vendors who could provide explanations and quotes.
- Outside Window Washing was discussed. Nancy Padgham suggested that a poll be taken of 2nd floor residents and any interested 1st floor residents who might be interested in outside window washing at regular intervals. It was agreed to put a survey out.
- Gwen Sheehan asked about the proper procedure for treating termites. Jeff Hennick indicated that the pest control people should be immediately contacted when termite infestation was suspected. She wanted to know whether there was a procedure in place to inform the other unit owners in

a building when termites were found. Jeff indicated that there was not as the management company does not have complete contact information on every owner. Jeff also indicated that he would substantiate the belief that any building having to be treated three times for the termites would qualify for a “free” treatment for the whole building.

- It was suggested that the Landscaping Committee post their current activities on the website. Nancy Padgham will send a posting to Octavio for posting. Shirley Dickman also indicated that plantings and shrub replacements are on hold for the near term due to the threat of frost.
 - Jeff Hennick was asked about insurance coverage for the association – especially “slip and fall” coverage. Jeff indicated that he would summarize the coverage and the claim policy and send it to Octavio for posting on the website.
 - Tom Stern stated that the HOA needs to update its policies and procedures regarding unit rentals. The CC & R’s are silent. Although there is no legal responsibility on the part of the HOA to act on this subject, Tom believes that we should provide information to Unit owners as a courtesy. There is a requirement that every unit owner who receives rent for a unit be registered with the City of Scottsdale and pay a payment of privilege, use tax and/or hotel tax to the City. Additionally, rentals of less than 30 days are subject to much more stringent licensing and tax liability. The Board formed a Renters Subcommittee and appointed Bonnie Levitt and Don Rice to it. The purpose of the committee is to examine rentals as a concept and report to the Board at the next meeting.
9. A motion was made and seconded to adjourn the meeting at 10:50 PM. The motion carried.