

**Mirage Crossing Homeowners Association
Board of Directors Meeting Minutes
January 18, 2016**

Board Members Present: Tom Stern, Bob Falls, John Schroedel, Moses Jaraysi (telephonically)

Board Members Absent: None

Management Present: Jeff Hennick, Community Manager; FirstService Residential AZ

Called to Order:

Tom Stern called the meeting to order at 5:30 P.M.

President's report: Tom spoke to how suggestions, comments and concerns should be addressed. The board is requesting that homeowners, committee members and board members send their communication in writing to the community manager. Tom also addressed water events that, unless mitigated quickly, can cause expensive repairs both to homeowners and the association. What to do when an interior water leak occurs; 1. Shut off water at the exterior shut off valve. 2. Call the manager on site or on the emergency number 480.551.4300 3. Call your insurance agent.

Approval of Minutes:

It was moved and seconded to approve the minutes of the November 16, 2015 Board Meeting as presented. After discussion, the motion was approved.

Committee Reports:

Finance – There was no report. The 2015 financial report will be given at the 2016 annual meeting which follows this meeting of the board.

Landscape – The landscape committee will meet with the landscaper and review additional granite replenishment needs

Pool Committee – There was no pool committee report.

Management – Administrative and Maintenance Report:

- **Administrative:**
 - The February 2016 billing statement contained a message to remind homeowners to have all their interior plumbing maintained by a plumbing professional annually. The statement was scheduled to be mailed to homeowners on or about January 20, 2016.

- **Maintenance: The following maintenance items were undertaken this period:**
 - Poolman replaced pool motor #2 which had failed and also replaced the spa light bulb which had failed.
 - Miler Plumbing repaired the garbage disposal in the clubhouse kitchen.
 - AV Builders is assessing repairs to the pedestrian deck at buildings 14, 19 and 24. Repairs to these decks as they meet the stairway head will be necessary.
 - Burns was on property on January 9 for the exterior pest control service.
 - During the rains in the first week of January, there were three roof leaks. Paramount roofing sent an estimator who was on property and inspected all three roofs in question. Proposals to repair the leaks have been received, signed and will be scheduled. Once the exterior repairs have been made, interior repairs through our handyman will be scheduled.

- A total of 17 backflows will be tested in January. All backflows that fail will have repairs made then will be retested. All test results are sent to and filed with the city of Scottsdale.
- Maricopa County has determined that some sections of the pool fence do not meet the 60 "height as measured from the exterior." I have contacted the county requesting a meeting to discuss the violation and to determine what areas need addressing.

Old Business:

- At the February meeting, the Board will review whether to charge back certain expenses paid by the association back to the member who had a responsibility to maintain a limited common element.

New Business:

- A motion was made and seconded to accept the proposal from Phoenix Trim A Tree to remove all tree roots in a 20 foot radius around the cottonwood tree in the east end greenbelt at a cost of \$375.00. After discussion the motion was approved
- A motion was made and seconded to pay for or reimburse qualified expenses for the food, beverage and other related expenses for the annual homeowner get together on January 31, 2016. After discussion, the motion was approved. A motion was made to pay these expenses from the clubhouse expense line item in the 2016 operating budget. After discussion, the motion was approved.
- A motion was made and seconded to approve the renewal of the Association's termite warranty contract with Contractors Termite and Pest Control with an annual cost due each January of \$4,410.00. After discussion, the motion was approved.

Homeowner Input:

The meeting was opened up to Homeowner input.

Next Meeting:

The next Board Meeting will be held on Monday February 15, 2015 at 7:00 P.M at the clubhouse.
The March meeting will be held on Monday March 21, 2016 at 7:00 P.M. at the clubhouse.

The meeting was adjourned at 6:14 P.M.

Respectfully Submitted,

**Jeff Hennick
Community Manager**