

**Mirage Crossing Resort Casitas Homeowners Association  
Board of Directors Meeting Minutes  
September 15, 2020**

**Board Members Present:** Don Szyndrowski, Frank Gollings, Jim Olivi, Ken Padgham and Dan Cunningham all by Zoom video conference.

**Board Members Absent:** None.

**Management Present:** Jeff Hennick, Community Manager FirstService Residential AZ by video conference.

**Called to Order:** Don Szyndrowski called the meeting to order at 7:10 P.M.

**Approval of Minutes:**

It was moved by Frank and seconded by Dan to accept the minutes of the July 21, 2020 Board meeting with one change. After discussion, the motion was approved 5-0.

**Presidents Report: None**

**Treasurers Report:**

Frank reported that through August there is a year to date surplus of \$44,021.00, \$77,066.00 in operating cash, pre-paid assessments of \$27,280.00 and reserves of \$994,044.00. The net receivables as at August 31, 2020 was \$2,030.00.

**Committee Reports: None**

**Management Report:**

- Beginning on August 20, 2020 residents may display political signs in their unit's windows but not on the common elements. All political signs must be removed three days after the November 3<sup>rd</sup> election.
- On August 27, 2020, the fitness room was re-opened in accordance with the Governor's executive order of August 25<sup>th</sup>.
- The 2020 3<sup>rd</sup> quarter AZ estimated tax payment of \$250.00 was paid on September 9.
- The 2020/2021 Workers Comp premium, due October 1, was received. The annual premium of \$601.00 has been paid.
- Representatives of the U.S. census were on property several times in late August and early September.

**Maintenance:**

- **Building Lighting:** Ramsey Electric completed the installation of the new exterior lights on buildings 26, 34, 38 and 41. They also came back and adjusted the light on building 34 after a complaint was received. A recommendation was made to the owner to have window coverings installed for the small windows on that unit. The final invoice of \$2,495.00 was paid from reserves in August.
- **Curbing:** Cactus has completed the broken curbing replacements as per the estimate I approved in August. During these repairs, one other small section at the mailbox dumpster was removed and replaced.
- **Cactus:** The following maintenance items were completed this period. Stucco repairs at building 12, 13, 23, 25 and 54. A repair to the garage trim at 52. A light sconce and stem wall were repaired at building 15. A/C enclosure gates were repaired at unit 1023 & 1024, a stair rail repair to unit 2023, a window to unit 2026 was caulked per an inspection report and the photo cell at the Shea gate was replaced. There are a number of small repairs pending as well as the installation of the new picnic table in the far west Ramada. I've also asked for new LED lights on the flag pole and to replace the one remaining ground vapor light at the outbound side of the Shea gate.

- **Gothic:** On August 24<sup>th</sup>, Gothic repaired a lateral irrigation line under the sidewalk by the Shea gate. The proposal for the installation of the winter lawn was received. The cost was increased by 7% to \$2,140.00. The reason for this increase, according to Gothic, is the increase in the cost of Rye grass seed.
- **Tree/Branch Removals:** ELS removed four dead trees on September 8. Three mesquites & the pepper tree in the pool area all turned brown and died quite suddenly. The prolonged very high temperatures are the primary reason. On August 18 & 20, Gothic removed a fallen mesquite on Cochise, XL branches from the pool area and bldg. 12 and four medium branches at 8, 10, 20, 46 and at building 5 on 8/21.
- **Pool:** The pool and spa suffered a number of maintenance issues this period. The replacement of the spa heater was completed on August 17. Poolman also removed and capped the old unused original pool heater. In addition to the new heater, the pool filters had a cartridge clean followed by sand changes on both filters and replacement of the two 3hp impeller/diffusers on the pool pumps on August 26.
- **Waste Management:** In August, the association was fined a total of \$360.00 for nine separate recycling container contaminations. The fines are reflected on the September invoice which has been paid.
- **Gates:** Both the Cochise and Shea gates had maintenance issues in August. On August 28 the Shea exit gate operator had a motor capacitor fail and an open limit collar replaced. Earlier in August, the Cochise entry gate was partially stuck open. A service call was placed. Robert re-set the operator but also noted that the operator mother board would likely need be replaced if it happens more often. Because we have two gates who talk to each other, two boards would need to be purchased.
- **Atomic Pest Control:** On August 18, Atomic Pest Control removed a honeycomb inside the balcony wall of unit 2041. The cost for the repair and re-stucco was \$1,375.00. The re-built area is to be painted.

**Old Business: None**

**New Business:**

A motion was made by Frank and seconded by Ken to approve the proposals from Butler Hansen to prepare the 2019 Association tax returns and a compilation of the 2019 financial statements. After discussion, the motion was approved 5-0.

A motion was made by Ken and seconded by Dan to ratify the purchase of the new spa heater at a cost of \$3,703.00 to be paid from reserves. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Ken to ratify the completed permanent curb repairs in the amount of \$3,576.53. These repairs to be paid from reserves.. Further repairs added to the cost of the project bringing the total to \$3,576.53. After discussion, the motion was approved 5-0..

A motion was made by Frank and seconded by Jim to approve the proposal from Gothic for the over seeding of the greenbelts at a cost of \$2,140.00 to be paid from operating. After discussion, the motion was approved 5-0.

A motion was made by Ken and seconded by Dan to approve the proposal from the Rock Spreaders to purchase and install 100 tons of 1" Sunset gold landscape granite for a total cost of \$6,990.00 to be paid from operating, After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Frank to approve the Architectural request for a flooring change from unit 2016 with stipulation. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Frank to approve the Architectural request for a flooring change from unit 2096 with stipulation. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Frank to approve the Architectural request for a flooring change from unit 2100 with stipulation. After discussion, the motion was approved 5-0.

**Homeowner Input:** The meeting was opened to homeowner input.

**Next Meeting:**

Next Board of Directors meeting: Tuesday October 20, 2020. 7:00 P.M. by ZOOM meeting ID and password to be provided.

There being no further business, the meeting was adjourned at 8:52 P.M.

Respectfully submitted,

Jeff Hennick  
Recording Secretary