

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
February 18, 2020**

Board Members Present: Don Szyndrowski, Frank Gollings, Jim Olivi and Ken Padgham in person. Dan Cunningham attended by telephone.

Board Members Absent: None.

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

Called to Order: Don Szyndrowski called the meeting to order at 7:08 P.M.

Approval of Minutes:

It was moved by Frank and seconded by Ken to accept the minutes of the January 28, 2020 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

Presidents Report:

Don had nothing new to add from his update at the Annual General meeting.

Treasurers Report:

Frank reported the January financial results as follows: Operating cash: \$79,747; January surplus: \$9,876; Reserves: \$932,231; Net assessment receivables: \$885.

Landscape Committee Reports:

The landscape committee reported that the boulders, rip-rap and granite were scheduled to be delivered and installed the week of March 16.

Management Report:

Administrative:

Waste Management continues to fine the community for "contamination of one or both of the recycling bins." Notices of what to recycle and what not to recycle have been posted at the dumpster gates at building 8 and 38.

Maintenance:

Landscaping: Gothic representatives met with the new Board on February 4 to discuss their performance, schedule and to introduce us to our new account manager. Morgan is replacing Michele who was promoted. The Rock Spreaders are scheduled to deliver and install the landscape granite, rip-rap and boulders the week of March 16th. They expect 2 days to complete.

Cactus Property Services: Cactus removed bulk items from the dumpster at building 17 on February 5th. They completed repairs to the garage door trim at building 6, they replaced several light bulbs on the clubhouse sidewalk, replaced all bulbs with LEDs in the test lighting areas and they repaired drywall under the deck at building 55. They also cleaned and made some minor repairs to the BBQs.

Pool: There were no maintenance issues with the pool this period.

Clubhouse: The two billiard tables are tentatively scheduled to be recovered and re-rubbered by Diamondback Billiards on February 25th. All entry doors have been adjusted and all electronic locks are operating as normal.

Fitness Room: One of the recumbent bikes has been damaged and is not in service. A proposal to repair was received as well as a proposal to replace this bike.

Back Flows: Metro Fire tested 16 backflows on January 24th. 15 of the backflows passed and the results were filed with the city. The one backflow that failed is scheduled to be repaired and re-tested. Upon successful re-test that report will be filed with the city.

Building Fire systems: Metro Fire Equipment was on property on February 14th to conduct the fire system inspections on all buildings and the clubhouse. Results pending.

BBQs: The BBQ Doctor was on property on February 11 to inspect and provide repair proposals for the community barbecues. The proposal was received. The Board has asked for a second proposal.

Domestic water line repairs. Miler Plumbing and Mechanical repaired the domestic water line leaks at building 26 and 32. On February 10, Miler repaired an interior water line leak from unit 2088's water line into unit 1088. This issue was handled quickly as both owners were on property.

Old Business: None

New Business:

A motion was made by Don and seconded by Ken to accept the revised proposals from Cactus Property Services to replace all the common area lighting with new fixtures in current locations at a cost not to exceed \$21,000.00. After discussion, the motion was approved 5-0.

A motion was made by Ken and seconded by Frank to pay for the lighting project from reserves. After discussion the motion was approved 5-0.

A motion was made by Frank and seconded by Jim to approve the proposal from SignArt for the installation of building unit number tiles on each building garage at a cost not to exceed \$6,000.00. After discussion, the motion was approved 5-0. Color of tile to match sconce color as closely as possible.

A motion was made by Frank and seconded by Ken to pay for the unit tiles, including any deposits, from reserves. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Dan to approve the Architectural guidelines for flooring underlayment and security screen doors. Underlayment to be 5 mm recycled rubber. Screen doors to be purchased with approved colors from two approved vendors. After discussion, the motion was approved 5-0. These guidelines are attached to these minutes.

A motion was made by Frank and seconded by Jim to purchase a new Spirit CR900 recumbent bike from GymDoc AZ in the amount of \$2,698.94 including shipping and taxes to be paid from reserves. After discussion the motion was approved 5-0.

A motion was made by Don and seconded by Ken to approve the replacement of the bumpers and the re-covering of both the community billiard tables. The total cost, to be paid from reserves, is \$1,300.00. After discussion, the motion was approved 5-0.

A motion was made by Ken and seconded by Jim to amend the access hours in the fitness room from 5 a.m.-midnight to 3 a.m. to midnight. After discussion, the motion was approved 5-0.

Homeowner Input:

The Board opened the floor for homeowner input.

Next Meeting:

The next Board of Directors meeting: Tuesday March 17, 2020 at 7:00 P.M.

There being no further business, the meeting was adjourned at 8:42 P.M.

Respectfully submitted,

Jeff Hennick
Recording Secretary