

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
January 28, 2020**

Board Members Present: Don Szyndrowski, Cindy Cunningham, John Schroedel and Frank Gollings.

Board Members Absent: None

Management Present: Jeff Hennick, Community Manager FirstService Residential AZ

Called to Order: Don Szyndrowski called the meeting to order at 5:31 P.M.

Approval of Minutes:

It was moved by John and seconded by Frank to accept the minutes of the November 19, 2019 Board of Directors meeting as presented. After discussion, the motion was approved 4-0.

Presidents Report:

Don tabled the President's report until the 2020 annual meeting to be held this evening immediately after this meeting.

Treasurers Report:

Frank tabled his report until the annual meeting which follows.

Committee Reports:

Landscape:

Cindy tabled the landscape committee report until the annual meeting which follows.

Management Report:

The February Community Corner, mailed in January, noted the change in the 2020 assessment to \$325.00. The termite warranty with Contractors Termite and Pest Control has been renewed and is in force. The cost for 2020 is unchanged from 2019.

Waste Management has begun fining the community for "contamination of one or both of the recycling bins." Beginning in December the association has been fined a total of five times. The fine is \$40.00 per violation. Residents, it seems, continue to place items in the recycling bins that do not belong in 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. The 2020 Disclosure documents will be amended to reflect our new unit owner/resident handbook, the association's insurance deductible change, recent Board pre-approved architectural guidelines for security doors and flooring changes as well as more exposure for the community website and the newsletter.

Parking: Two of the association's parking sign posts were vandalized this week. SignArt will replace the posts, attach them to the existing signs and install without cement so that they could be moved or repaired more easily. SignArt will do all at no charge. Installation is expected within a couple of weeks. The Scottsdale police were called and the vandalism was reported.

Landscape: Gothic replaced a multi-port valve box at building 3, repaired a leak inside the Shea gate and at the Shea entry island and installed a lock on the main backflow to help prevent inadvertent or deliberate shut-off of the association's irrigation supply.

Cactus Property Services: In December Cactus made stucco and paint repairs at buildings 4, 29, and 35. They replaced garage trim pieces at three garages at building 16, repaired the damaged drywall in the fitness room and removed bulk items from several dumpsters at different times over the past month. Repairs to garage door trim at building 6, the replacement of several bulbs on the clubhouse sidewalk were completed on January 27, 2020 and a proposal to repair the drywall under the deck at building 55 was received and approved. The repair is pending.

Pool: A sight glass was replaced in the pool enclosure. The pool heaters briefly flamed out. Poolman was called and the heaters were cleaned and re-started. The temperatures on both heaters were set to 84.

Clubhouse: Five clubhouse doors were repaired and or, in some cases, adjusted on Monday January 27 by AZ Xtreme Glass and Mirror. Both entry doors also had all batteries replaced and are operating as intended.

Fitness Room: A broken section of the fitness room mirror was replaced by AZ Extreme Glass and Mirror. The repairs to the two fitness room bikes by Gym Doc are pending. Parts remain on back order.

Back Flows: Metro Fire will be on property on January 24, to conduct the annual testing of 16 backflow devices. All passing test results will be sent to the City. Repairs on any failed tests will be approved, and, upon successful re-test will be filed with the city. Our last batch of backflows will be tested in May.

BBQs: I have requested that our regular barbecue vendor, The BBQ Doctor, visit the property to assess and provide an estimate for any maintenance needed on the community barbecues. As of this report, I have not received a response to my requests.

Bee call: On January 16, Atomic Pest treated for bees at the roofline of unit 2016. A request to re-assess this area for a honeycomb has been requested and is pending,

Gates: Access Gates, during the scheduled 1st quarter maintenance on the vehicle gates uncovered a failed Tomar at the main gate. A Tomar is the device that allows emergency vehicles immediate access through our vehicle gates and is required by the city of Scottsdale. I have approved the replacement at a cost of \$590.00 including service call, parts, labor and taxes. Installation was completed on January 27, 2020. The first quarter checklist noted that two batteries were replaced at the main gate and two belts were replaced at the Shea gate.

Old Business:

A motion was made by Cindy and seconded by Frank to accept the proposal from Rock Spreaders for the purchase and installation of landscape granite, rip-rap and boulders at a total cost of \$8,250.00 plus applicable taxes. After discussion the motion was approved 4-0.

A motion was made by Cindy and seconded by Frank to pay the required 50% deposit and invoice upon installation from the operating GL code for shrubs, trees and flowers. After discussion, the motion was approved 4-0.

New Business:

A motion was made by John and seconded by Frank to accept the proposal from Paramount Roofing to repair a section of the roof of building 28 above unit 2056 at a cost of \$2,050.00 to be paid from operating. After discussion, the motion was approved 4-0.

A motion was made by John and seconded by Cindy to approve the proposal from Paramount Roofing to repair a section of the roof of building 33 above unit 2065 at a cost of \$2,490.00 to be paid from operating. After discussion the motion was approved 4-0.

A motion was made by Don and seconded by Cindy to approve the guidelines, fees and agreement for the rental of a portion of the community's common area parking spaces. These guidelines are attached to these minutes. After discussion, the motion was approved 4-0.

A motion was made by Frank and seconded by Cindy to reimburse Don Szyndrowski for reimbursable expenses as submitted to the manager in the amount of \$748.92. Of the total, \$386.83 for streetlight fixtures, is to be paid from reserves with the balance from operating. After discussion the motion was approved 4-0.

Homeowner Input:

The Board opened the floor for homeowner input.

Next Meeting:

The next Board of Directors meeting: Tuesday February 18, 2020 at 7:00 P.M.

There being no further business, the meeting was adjourned at 6:19 P.M.

Respectfully submitted,

Jeff Hennick
Recording Secretary