

**Mirage Crossing Resort Casitas Homeowners Association  
Board of Directors Meeting Minutes  
July 21, 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 7:05 P.M.

**Approval of Minutes:**

It was moved by Ken and seconded by Frank to accept the minutes of the May 19, 2020 Board of Directors meeting with one change. After discussion, the motion was approved 5-0.

**Presidents Report: None**

**Treasurers Report:**

Frank reported that through June there is a year to date surplus of \$22,165.00, \$61,438.00 in operating cash, pre-paid assessments of \$29,950.00 and reserves of \$968,589.00. The net receivables as at June 30, 2020 was \$930.00. Frank noted that the 2019 tax returns had been filed and tax payments have been made.

**Committee Reports: None**

**Management Report:**

- The Association's 2019 Federal and State income tax returns were processed, signed by the Treasurer and mailed on July 2, 2020.
- On June 27, 2020, the fitness room was closed per the Governor's executive order.

**Maintenance:**

- **Cactus Property Services - Lighting project:** The community lighting project is completed. The last phase, involving the replacement of all ground lights at both entrances, was completed in early June. The final invoice of \$690.00 was paid in June.
- **Cactus:** During the closures of the clubhouse and fitness room Cactus continues to maintain the clubhouse and fitness room interiors as well as cleaning and disinfecting all BBQs, the gazebo tables and inside the pool complex washing down the furniture, touch points and deck. Cactus has repaired the missing tiles and grout at two BBQs, removed the broken table top, installed two sets of bird spikes and repaired several building holes. There are multiple small building repairs pending.
- **Gothic:** Gothic removed two large branches which had been hung up in two different greenbelt trees at no charge. Gothic repaired a stuck valve at building 5 at no charge and replaced several sprinkler heads and a rotor in 3 greenbelts in July.
- **Tree Trimming:** The 2020 tree trimming and removals was completed by ELS.
- **Pool:** The repairs to the pool deck were completed the first week in June under warranty. The spa and pool coping line was also repaired with new silicone. The pool backflow handle, which snapped, was replaced on July 10. The pool was dirty and cloudy for a period over that weekend. Poolman also replaced the lock to the pool enclosure which had been broken.
- **Pool/Outdoor Furniture:** The outdoor fire-pit furniture has been stored for the summer.
- **Waste Management:** In June, the association was fined a total of \$160.00 for recycling container contaminations. This was made up of 4 separate violations. The fines are reflected on the July invoice which has been paid.

- **Back Flows:** The new backflows at building 20 and 25 have been tested by Metro Fire and the passing test results have been filed with the city.
- **Clubhouse A/C:** Miler Plumbing and Mechanical inspected and serviced the clubhouse A/C units in middle June and replaced a battery in one of the clubhouse thermostats.

**Old Business:**

A motion was made by Dan and seconded by Frank to approve the proposal from Ramsey Electric using a similar light fixture as proposed by Don at a cost of \$2,495.00. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Jim to pay for the Ramsey Electric proposal from reserves. After discussion, the motion was approved 5-0

A motion was made by Frank and seconded by Ken to approve the all-inclusive maintenance contract with Poolman for a seventeen month period at \$1,218.36 per month beginning on August 1, 2020 and ending on December 31, 2021. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Don to approve the final cost of the lighting project of \$732.18 bringing the total cost of the project to \$22,119.01. The \$732.18 is to be paid from reserves. After discussion the motion was approved 5-0.

**New Business:**

A motion was made by Jim and seconded by Dan to approve the fall planting as proposed by Verde Valley Landscaping at a cost of \$4,379.00 to be paid from operating. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Don to reimburse Jim Olivi \$19.99 per month for costs for the cost of Zoom video meeting hosting for Board meetings through May of 2021. Motion was approved 4-0 with one abstention.

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

**Next Meeting:**

Next Board of Directors meeting: Tuesday September 15, 2020. Time and format TBD

There being no further business, the meeting was adjourned at 8:48 P.M.

Respectfully submitted,

Jeff Hennick  
Recording Secretary