

**Mirage Crossing Resort Casitas Homeowners Association  
Board of Directors Meeting Minutes  
March 17, 2020**

**Board Members Present:** Don Szyndrowski, Frank Gollings, Jim Olivi, Ken Padgham and Dan Cunningham.

**Board Members Absent:** None.

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

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

**Approval of Minutes:**

It was moved by Ken and seconded by Frank to accept the minutes of the February 18, 2020 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

**Presidents Report:**

Don discussed the Covid-19 pandemic and that, effective March 18, the clubhouse, fitness room and bathrooms would all be closed until at least March 31 pending developments of the ongoing health concerns.

**Treasurers Report:**

Frank reported the February financial results as follows: Operating cash: \$77,873.; Two-month surplus: \$16,563; Reserves: \$943,166; Net assessment receivables: \$1,220.

**Landscape Committee Reports:**

The landscape committee reported the Scheduled delivery of granite has been postponed to the week of March 23. Verde Valley was mapping our trees and preparing a proposal which will be reviewed when received.

**Management Report:**

**Maintenance:**

- **Landscaping:** Gothic pruned back multiple plants at the front west side of building 8 and the driveway as well as the front of building 6. The landscape committee walked the property and pink tagged a number of plants for removal. Gothic will remove them on their maintenance cycle.
- **Cactus Property Services:** Cactus has completed the repairs to the guest parking spaces at building 1, 14, 18, 36, 37, 47 & 49. These repairs all involved using newly poured and anchored curbing. Cactus completed ceiling repairs in unit 2056 from a roof leak. Cactus installed a new lock at the main east side pedestrian gate on March 6.
- **Pool:** The spa pump developed a leak in the housing and needed to be replaced. This pump had been in service since 2008 and was replaced March 3, 2020.
- **Pool Furniture:** Nu Look Revinyling picked up 11 chaises and 2 chairs for re-strapping on February 28, 2020. The return of these items is pending.
- **Clubhouse:** On February 25<sup>th</sup>, the two billiard tables were re-covered and re-rubbed by Diamondback Billiards.
- **Fitness Room:** The new Spirit CR900 recumbent bike has been ordered. Delivery and installation is scheduled for March 16<sup>th</sup>. The old bike's seat will be swapped with the remaining bike and the old bike will be kept for parts.
- **Back Flows:** Metro Fire tested the backflow at 54 and repaired the failed backflow at 50 on March 2, 2020. A leaking backflow at 25 was repaired by Miler Plumbing.
- **Building Fire systems:** Metro Fire Equipment was on property on February 14<sup>th</sup> to conduct the fire system inspections on all buildings and the clubhouse. Results pending.
- **BBQs:** The BBQ Doctor was on property on March 13 and 14 to complete the approved cleaning and repairs of the community BBQs.

- **Roof repairs:** Paramount roofing repaired the roof at building 32 on March 3. The interior ceiling repairs in unit 2063 are pending. A proposal was received from Paramount roofing for the roof above unit 2085 in building 43 and was added to the agenda and approved by the Board at this meeting.
- **Gates:** On March 9, Access Gates re-set the Cochise entry gate operators as the inbound gate was stuck open. Access has told management that more of these occurrences may result in the need to replace the control board.

**Old Business: None**

**New Business:**

Jim Olivi reported to the Board and owners in attendance of his discussions with Cox Cable regarding our current bulk video contract, the changes in the future for cable, 5G and other mediums. Jim also pointed out the association's contract with Cox expires in approximately eighteen months.

A motion was made by Frank and seconded by Jim to pay for the recently replaced spa pump in the amount of \$1,512.00 from reserves. After discussion, the motion was approved 5-0.

Frank Gollings provided an update on Waste Management's new recycling policies and informed the Board that new recycling dumpsters will be delivered to replace the older ones. Frank also had them remove previous fines which will reflect in the April billing.

A motion was made by Dan and seconded by Ken to table a decision on the 2020 tree trimming until the April 21 Board meeting. After discussion the motion was approved 5-0.

A motion was made by Dan and seconded by Frank to deny the lighting request from the owner of unit 1076. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Frank to decline the approval for the flooring change submitted by the owner of unit 2004. After discussion the motion was approved 5-0. The Board requested specific details for both flooring and screen door.

A motion was made by Don and seconded by Frank to approve the Architectural request from unit 1099, subject to the conditions regarding the installation of exterior pipes, to install a salt free water softener as outlined in the request. After discussion, the motion was approved 5-0.

A motion was made by Ken and seconded by Dan to approve the proposal from Paramount roofing to repair the roof above unit 2085 in the amount of \$2,250.00 to be paid from operating. After discussion, the motion was approved 5-0.

**Homeowner Input:**

The Board opened the floor for homeowner input.

**Next Meeting:**

Next Board of Directors meeting to be held by telephone: Tuesday April 21, 2020. Teleconference number will be provided in notice of meeting.

There being no further business, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,

Jeff Hennick  
Recording Secretary