

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
May 19, 2020**

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

Board Members Absent: None.

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

Called to Order: Don Szyndrowski called the meeting to order at 7:03 P.M.

Approval of Minutes:

It was moved by Dan and seconded by Frank to accept the minutes of the April 23, 2020 emergency Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

Presidents Report:

Don discussed the reopening of the Fitness room and bathrooms while keeping the clubhouse closed to avoid large group gatherings. This will be on the meeting agenda. He also asked all owners to observe the posted rules in the amenities.

Treasurers Report:

Frank reported that through April there is a year to date surplus of \$33,000, \$80,000 in operating cash, pre-paid assessments of \$32,253 and reserves of \$949,853.

Committee Reports: None

Management Report:

Administrative:

Summer office hours: As summer approaches, I am requesting a change to my onsite hours. As I have done over the past two years, I will use my accrued vacation time to take a "vacation" day each Wednesday during June, July and August. This totals 13 days. My hours would return to my current schedule in September.

Maintenance:

Cactus Property Services - Lighting project: The community lighting project is completed through Phase three. The last phase is the replacement of all old ground lighting with the new LED ground lights at both entrances.

Cactus: During the closures, Cactus is maintaining the clubhouse and fitness room interiors including cleaning all equipment, washing the windows inside and out as well as cleaning and disinfecting all BBQs, the gazebo tables and inside the pool complex washing down the furniture, touch points and deck.

AV Builder: AV Builder repaired the foundations on the garage at building 6 and the entire perimeter of building 12 on April 30. AV also completed the re-coating of the pedestrian deck at building 13 under warranty.

Gothic: Removed a large saguaro that had fallen at the inbound side of the main entrance on May 6. On May 14, Gothic removed 4 plants at the east bound Cochise entry at the request of the landscape committee as well as an agave at the west side of the clubhouse sidewalk. Earlier this period, Gothic replaced 2 solenoids controlling the water for buildings 49, 51 & 53 and repaired a mainline leak between building 23 and 25. On May 12, Gothic removed a dead plant in front of unit 1009 in building 5. Perfecto also checked the irrigation. On May 14, Gothic completed trimming the pool complex. They also sprayed all weeds inside the fence.

Tree Removals: The removal of 16 trees by ELS was scheduled for and completed on Tuesday May 12, 2020. The tree stumps will be removed when ELS returns on Monday May 18 for the annual tree trimming project. Scott Cosgrove will be on property at various times and I will meet with him on Monday morning and have an update at the meeting.

Pool: While the pool is now open, only the Spa heater has been turned on. It is set at 103. As the weather heats up the pool aerators will be turned on to cool the pool. The pool deck was walked for blemishes before the 2 year

warranty expires in June. A number of small areas will be repaired under warranty. The spa grout line will also be repaired under warranty. This is currently pending.

Pool/Outdoor Furniture: The excess pool furniture has been stored and separated from the furniture needing repair. The outdoor furniture has not, as yet, been stored for the summer.

Back Flows: Metro Fire completed the repairs to 4 faulty backflows on Friday May 15. The passing results will be filed with the City.

Gym Doc Az: Gym doc was here on May 12 for the quarterly maintenance on the fitness room equipment. All equipment, after a thorough inspection, checked out OK and ready to use.

Bird Exclusion: Burns installed bird traps on the roof of building 54 to deter pigeons from roosting. I've not received a final outcome whether the issue has been resolved.

Atomic Pest Control: Several more bee calls late in April and in May were recorded this period.

Old Business: None

New Business:

A motion was made by Ken and seconded by Dan to table the proposal from Ramsey Electric until the July 21 Board of Directors meeting to further assess the fixtures available. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Ken to table the all-inclusive maintenance contract with Poolman until the July 21 board of Directors meeting. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Jim to approve the flooring change request submitted by the owner of unit 2029. After discussion the motion was approved 5-0.

A motion was made by Frank and seconded by Jim to re-open the pool, clubhouse bathrooms and fitness room while keeping the clubhouse closed and not returning the barbecue utensils to service. 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 July 21, 2020. Time TBD

There being no further business, the meeting was adjourned at 8:33 P.M.

Respectfully submitted,

Jeff Hennick
Recording Secretary