

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
November 17, 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 7:07 P.M.

Approval of Minutes:

It was moved by Dan and seconded by Jim to accept the minutes of the October 20, 2020 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

Presidents Report:

None.

Treasurers Report:

Frank reported the October financial results as follows: The operating surplus through October was \$40,688.00, there was \$68,488.00 in operating cash, pre-paid assessments in the amount of \$23,211.00 and the reserve balance was \$1,013,210.00. The net receivables, at October 31, was \$1055.00.

Committee Reports: Landscape Committee:

Cindy Cunningham reported that all but six plants of the fall order had been received and planted. She requested that all pink flags left in the ground not be touched to check on the new plants under warranty. Cindy also reported that one hundred tons of granite had been delivered and installed primarily along Cochise.

Management Report:

The 2021 Request for Candidates has been mailed to all homeowners at their billing address. In 2021 there are three seats up for election. Two will have terms of 2(two) years and the third will be a term of 1(one) year. Any interested homeowners who wish to run for election to the Board please complete the form and return to FirstService or myself by December 2, 2020. The 2021 Annual meeting is scheduled for Tuesday January 26, 2021. Sign In: 6:30 P.M. Meeting: 7:00 P.M. - Format and location to be determined. A copy of the Request for Candidates is included in this report.

The 2021 Budget letter and financial report was included in the billing statement mailed to all homeowners on November 13. A copy of the statement insert is included in this report.

The 2021 Pool and Spa permits were processed and paid on November 12. They will be posted at the restroom bulletin board when received.

Maintenance:

Landscaping: The winter lawn was installed and is doing well. It was not affected during the draining of the pool as the pool and spa were drained into the sewer cleanout at the clubhouse. Gothic repaired 10 feet of lateral line under the sidewalk at the Shea entrance and replaced a weeping valve in the greenbelt behind building 6. Gothic also began the seasonal cutbacks of the Mexican birds of paradise.

Cactus Property Services: In October, Cactus replaced the path light behind building 50, cleaned the locks on the parcel lockers using compressed air and graphite, replaced a photo cell damaged by being covered in dirt, replaced garage door trim to two garage doors on building 55, repaired and repainted several small holes in the patio ceiling of unit 1103, added new LED lights to and repainted the flag pole and repaired/replaced chicken wire in the cove of the roof at 48.

Atomic Pest Control: In October, Atomic was on property to spray for bees in a balcony post at unit 2044 in building 22.

Verde Valley Landscape: Verde Valley completed most of the fall planting. Additional plants are pending. Gothic has completed installing or checking irrigation to those plants. The invoice, less the plants pending, has been processed.

Rock Spreaders: Installed 100 tons of landscape granite in those areas selected during a walk through with Cindy in late October. The two-day installation was completed on November 5. The invoice was received and has been processed.

Pool/Spa: The pool and spa complex were closed from October 27 through October 31 for draining of the pool and spa and acid washing the spa. After refilling, which was delayed until November 2, both the pool and spa were reformed, and the heaters reset. Pool-84 Spa-104. The complex was reopened.

BBQ Doctor: The BBQ Doctor was on property on November 10 to evaluate the maintenance required on all 5 BBQs. The estimate is pending. When received and approved the maintenance is scheduled for December 21.

Pool Furniture: On November 6, **NuLook Revinyling** picked up 2 chairs and 4 chaises for full or partial re-strapping with one of the chaises needing a weld. These items are expected to be returned on December 4. The cost for these repairs is \$439.14.

Burns: On November 5, Burns installed two traps at building 10 to trap and remove squirrels who have dug under the side of the building at unit 1020.

Fitness Room: The Gym Doc completed the 4th quarter PM and repaired the elliptical. Additionally, a part for the treadmill is on order.

Vehicle Gates: Access Gates was on property for the 4th quarter PM on the vehicle gates. Two batteries were replaced.

Plumbing: Miller Plumbing replaced a water shut off valve to unit 1020 in building 10 and a spigot by the front door of unit 1036 in building 18.

Old Business:

A motion was made by Dan and seconded by Ken to approve the contract for trash and recycling services with Republic Services for thirty-six months from January 1, 2021 through January 1, 2024. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Ken to approve the asphalt repair and sealcoat proposals from Roadrunner Sealcoat not to exceed \$40,000.00 for the work to begin in April 2021 and to be paid from Reserves. After discussion, the motion was approved 5-0. The Board requested management confirm the warranty period.

New Business:

A motion was made by Jim and seconded by Dan to deny the Architectural request made by the owners of unit 2100 to replace the windows in their unit. After discussion, the motion was approved 5-0.

Purchase of CD: A motion was made by Frank and seconded by Dan to purchase a CD through FirstService Financial in the amount of \$160,000.00 from current ADM funds for a period of twenty-one months at a net rate of .80%. After discussion the motion was approved 5-0.

Homeowner Input: The meeting was opened to homeowner input.

Next Meeting:

Next Board of Directors meeting: Executive session December 14, 2020 at 9:00 AM. ZOOM. Meeting ID and password to be provided.

There being no further business, the meeting was adjourned at 9:24 P.M.

Respectfully submitted,

Jeff Hennick
Recording Secretary