

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
October 20, 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 September 15, 2020 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

Presidents Report:

Don discussed the Boards efforts on approving a policy statement regarding maintenance responsibilities of units and common areas, a revision of the rules and regulations and a welcoming communication to new and current owners. More on this at the November meeting.

Treasurers Report:

Frank reported the surplus through September is \$39,251.00, \$76,832.00 in operating cash, pre-paid assessments of \$27,241.00 and reserves of \$1,004,078.00. The net receivables, at September 30, was \$570.00.

Committee Reports: Landscape Committee

Cindy reported on the losses of shrubs and trees during the summer. She noted the loss of 86 plants of which 33 were planted last fall. Cindy also reported that Verde Valley Landscape had only installed 23 of the new plants ordered with 55 yet to be planted. Cindy also asked all residents to not remove the flags in the ground as they are there for a specific purpose. If you have questions, please contact Jeff Hennick.

Management Report:

The Association has renewed its insurance coverage through CAU and the LaBarre Oksnee agency. Copies of current Certificates of insurance are available by contacting me by email or telephone.

The 2021 Request for Candidates is being prepared for mailing. 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 complete the form and return to FirstService. The 2021 Annual meeting is scheduled for Tuesday January 26, 2021. Sign In:6:30 P.M. Meeting:7:00 P.M.-Format/location to be determined.

Landscaping: The winter lawn is currently in the process of being installed. All greenbelts have been scalped and over seeding is expected to be completed on Tuesday the 20th. Increased watering will occur once the seed is down but will grow slow over time as the winter lawn takes root. 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.

Cactus Property Services: Cactus repaired multiple woodpecker holes at building 19 repaired two sections of stem wall at building 14; painted the handrail leading to unit 2039 in building 20, replaced the old vacuum lights on the flag pole with new LED's.

Atomic Pest Control: On September 29th, Atomic was on property to spray for bees at unit 2099 in building 50.

Verde Valley Landscape: Verde Valley is scheduled to begin the approved fall planting on October 20th.

Rock Spreaders: Don Schlander met with Cindy to review the locations for the landscape granite install. Cindy will have an update in her landscape committee report.

Pool/Spa: The pool heaters were started, tested and set at 84 on Monday October 5.

Pool Furniture: I have received a check list from NuLook Revinyling to complete and return for an estimate on re-strapping. Once received, I will schedule a pick up with a return date in November.

Old Business:

A motion was made by Ken and seconded by Frank to approve the renewal of the 2020/2021 association insurance policies with CAU and the LaBarre Oksnee agency. After discussion, the motion was approved 5-0.

A discussion was held and it was determined that the clubhouse will remain closed.

New Business:

A motion was made by Frank and seconded by Ken to ratify the purchase of a new picnic table top at a cost of \$1,472.00 to be coded to reserves. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Dan to table the Asphalt repair proposals until the November meeting. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Frank to send notice to Waste Management terminating sanitation and recycling services at the end of the current contract #S0011175583 on, December 31 or 90 days from this date, based on requirements of current contract. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Frank to begin finalizing a contract for sanitation and recycling services with Republic Services, starting immediately upon termination date of services with Waste Management. After discussion, the motion was approved 5-0.

The 2021 Budget was presented by the Treasurer. Highlights of the budget were reviewed and a discussion was held. A motion was made by Frank and seconded by Ken to approve the 2021 budget. The annual assessed amount, approved by the Board of Directors, will be \$3,900.00. The monthly assessment will be \$325.00 and is effective as of January 1, 2021. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Ken to approve funds in the amount of \$500.00 from the clubhouse budget for 2021 Social committee expenses incurred for approved community events. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Don to approve the Architectural request for a flooring change from unit 2086 with stipulation that manager confirms underlayment specifications prior to installation. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Ken to refurbish the pool furniture (chairs and lounges) in need of repair and replace damaged umbrellas at a cost not to exceed \$3,000.00 to be completed before mid-December. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Ken to approve transfer the remaining proceeds / balance of \$2,685.74 in Insurance Claims Pending from the 2018 monsoon claim from the Operating Account to the Insurance Fund Account. 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 November 17, 2020. 7:00 P.M. ZOOM. Meeting ID and password to be provided.

There being no further business, the meeting was adjourned at 9:42 P.M.

Respectfully submitted,

Jeff Hennick

Recording Secretary