

Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
April 20, 2021

Board Members Present: Don Szyndrowski, Jim Olivi, Ken Padgham, Dan Cunningham and Ron Rossman 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 7:02 P.M.

Approval of Minutes:

It was moved by Dan and seconded by Ron to accept the minutes of the March 18, 2021 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

Presidents Report:

Don reported to the owners on security in the complex and on the review of ongoing violations of the rules and regulations..

Treasurers Report:

Ron Rossman reported the March 2021 financial results as follows: The year to date operating surplus is \$26,671.00, there is \$92,900.00 in operating cash, pre-paid assessments in the amount of \$29,700.00 and reserve account balance of \$1,077,522.00. The net receivables, at March 31st, is \$260.00.

Committee Reports: Landscape

The landscape committee addressed the request to look at adding more trees on the north east edge of the property as well as adding fertilizer and water to encourage the oleanders to grow taller to help shield the new commercial property to our east.

Cox Communications. Jim Olivi updated the board on the transition to the upgraded service offered in the new agreement.

Management Report:

Extensions for both 2020 Federal and State tax returns were filed. The \$2,220.00 in federal taxes due and \$200.00 in AZ taxes have been paid. The returns are due before October 15, 2021.

FirstService Residential announced a phased re-opening of the Scottsdale office beginning on April 19, 2021.

Maintenance:

Landscaping: The renovation pruning of 50% of the community's sages will be completed in late April. All our trees have now begun to fill out as the weather has warmed and the dropping of leaves, flowers and pods are typical. Gothic continues spraying for post emergent weeds regularly. All irrigation leaks continue to be addressed as they are reported.

Cactus Property Services: Cactus repaired and repainted the dumpster enclosure gates in preparation for the installation of new signs. They replaced the gate locks at both Cochise pedestrian entries and adjusted both pool gate Kant slams.

Pool and Spa. New rail socks, in tan, have been ordered and will be installed when received. We require 4 large socks and 4 small. The spa was having heating issues which was a programming problem now corrected.

Republic Services: Republic services will be removing the casters(wheels) on the trash and recycling containers if it has not already been completed by the meeting. This will resolve the concern of not being able to completely open the lids due to the height of these wheels. Also, the containers at building 42 are, both going to be properly used for trash. The recycle sign on the far left container will be covered over.

Plumbing: On April 1, **Miler Plumbing** repaired a water line leak between unit 2069 and 1069. The plumbing repair is to be paid by the owner of 2069. The resulting damages in unit 1069 was repaired by the association's

vendor Cactus Property Services and will be paid for by the Association. Miler will also re-attach the gas line, that services the spa, to the wall in the pool pump room.

Metro Fire Equipment repaired a leaking backflow on March 17 at building 26. The backflow was then retested and the passing result was filed with the city. Metro Fire is also scheduled to replace the gauge kits at 50 buildings as well as other required inspections/repairs on April 20 and 21. These items were the result of the fire sprinkler and alarm inspections in late February. This is an agenda item for ratification by the Board of Directors. Notice from the City of Scottsdale was received for the annual inspection of 45 backflow devices. Metro Fire has scheduled these inspections for Tuesday April 27th. Two techs will be on property. The results of these inspections are due to the city on May 30th.

Atomic Pest Control treated the following units for bees- unit 2101 on March 22, unit 2099 on April 2, units 2003, 2040 and 2076 on April 7th. On April 12th at the stairway up to unit 2041 in building 21. A honeycomb was found in a column at unit 2008 in building 4. The honeycomb is to be removed and the column repaired on April 24th.

On April 7th, **Paramount Roofing** repaired the mortar balls and replaced several broken roof tiles at building 54 as well as re-coating a portion of the flat roof at building 32 which was under warranty.

Street Sealing Project-Crack seal, sealcoat and striping: Roadrunner Sealcoat is scheduled to complete the final portion of the street project on Wednesday April 28 and Thursday April 29. The notice and map of the scheduled resurfacing will be posted on all dumpster enclosures, the clubhouse doors and at both bulletin boards and will be used in email blasts to residents.

Old Business:

The pending street resurfacing project was discussed and the notice and map was approved to be distributed to all email addresses and to be posted on property in prominent locations.

The Board of Directors discussed opening the clubhouse under certain restrictions and decided that the clubhouse will re-open on May 3, 2021. Sanitation stations will be purchased and provided at both entries.

New Business:

A motion was made by Ken and seconded by Dan to approve the repairs proposed by Metro Fire Equipment at a cost \$9,500.40 to be paid from operating. After discussion, the motion was approved 5-0.

A motion was made by Ron and seconded by Dan to approve the repair to the pool deck in three locations at a cost of \$1,275.00 to be paid from operating. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Ron to approve estimate 2783 from Cactus Property Services to replace 14 clubhouse pathway lights with new 14 new LED fixtures mounted atop two foot columns at each location. The total cost of \$2,214.00 is to be paid from reserves.. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Dan to approve estimate 2785 from Cactus Property Services to install three new 7 foot tall post lights located at the east end parking areas. The total cost of \$2,448.90.00 is to be paid from reserves.. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Ken to table the request from unit 1088 for a ceiling patio heater with LED lighting. The motion was approved 5-0. The Board did not have enough assurances on the safety features. They also were concerned about the different look of this from regular ceiling fans.

Homeowner Input: The meeting was opened to homeowner input.

Next Meeting:

May 18, 2021 at 7:00 P.M. ZOOM meeting ID and password to be provided.

There being no further business, the meeting was adjourned at 8:47 P.M.

Respectfully submitted,

Jeff Hennick

Recording Secretary