

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
February 18, 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 7:03 P.M.

Approval of Minutes:

It was moved by Dan and seconded by Ron to accept the minutes of the January 25, 2021 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

Presidents Report:

Don respectfully acknowledged the very recent passing of two long time and respected members of the Association. John Schroedel served in various roles including member and President of the Board of Directors. John was also instrumental in the remodeling of the clubhouse. John Fabian also passed and was an owner and resident since November 2006. John was well known for his work with World War II veterans and was admired by all who knew him.

Treasurers Report:

Ron Rossman reported the January 2021 financial results as follows: The operating surplus was \$10,760.00, there was \$86,297.00 in operating cash, pre-paid assessments in the amount of \$28,075.00 and the reserve balance was \$1,071,487.00. The net receivables, at January 31st, was \$826.75.

Committee Reports: None.

Management Report:

Administrative and Maintenance:

The four association documents, approved in January, have been incorporated in the resale and disclosure documents provided by FirstService regarding sales at Mirage Crossing. The updated rules and regulation's document will replace the previous rules and regulations. The orientation document, the policy statement and the responsibility chart are all new. These documents can also be found on our website www.miragecrossing.com. The Board email and contact list has been updated as has the community website incorporating the results of the 2021 annual meeting election of directors.

Landscaping: Gothic has continued the cleanup of different areas while the season remains in dormancy. Some minor storm damage was also cleaned up at no additional cost. On February 11th Gothic removed a low hanging branch from the Cochise exit. All irrigation leaks continue to be addressed as they are reported.

Cactus Property Services: Cactus completed the re-curbbing at 5 locations.

Pool. One incident of the flooding east fountain was resolved.

On January 28th, **Access Gates** completed the 1st quarter PM on both vehicle gates. A battery was replaced at the Shea entry.

Fitness Room: Gym Doc AZ completed the 1st quarter scheduled maintenance on January 27th.

Plumbing: In February, **Miler Plumbing** replaced a shut off valve at unit 2014 building 7 and assessed a failing water heater in unit 2072 which was replaced by the off property absentee owner. The owner downstairs reported water exiting the building from a pipe and reported it to management.

Fire Alarm and Sprinkler inspections: On February 23rd, **Metro Fire** will conduct the annual inspection of the clubhouse and all 55 building's fire alarm and sprinkler systems. Service technicians trucks will be on property during these inspections which are scheduled to last all day. Fire alarms may be briefly heard during as part of the inspections.

Metro Fire made an emergency backflow assembly repair at building 55 on Saturday February 6th. On February 11th, the backflow at building 12 was repaired when a leak from the assembly occurred.

City of Scottsdale Fire Department completed the annual testing of all of the community's fire hydrants.

Pending projects: Street Project - Asphalt Repair:

Roadrunner Sealcoat has scheduled the asphalt repair project for Wednesday February 24th and Thursday February 25th. The sections of asphalt to be replaced will be outlined on the streets the week of February 15. We will keep the Cochise gates open the day the entrance is to be done and barricades will keep folks out of the area. The other repairs should not impede traffic. The repairs will be done on Non trash pickup days. A copy of the asphalt repair notice and map will be emailed to all owners as well as posted on property.

Old Business:

A motion to elect Ron Rossman Treasurer for 2021 was made by Dan and seconded by Jim. After discussion, the motion was approved 4-0.

New Business:

A motion was made by Don and seconded by Jim to create a Finance committee. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Ron to appoint Ken Padgham and Frank Gollings to serve on the finance committee. After discussion, the motion was approved 5-0.

A motion was made by Jim and seconded by Dan to approve the renewal proposal from Cox cable, subject to review by the association attorneys, for a new bulk video agreement not to exceed five years. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Ron to approve the purchase of 24 parking signs for the individual parking spaces in front of buildings at a cost not to exceed \$4,120.00 to be paid from reserves. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Ken to approve the draft of new trash and recycling signs with the cost to be addressed at the March meeting. After discussion the motion was approved 5-0.

A motion was made by Don and seconded by Ron to approve the Architectural request for new windows from the owners of unit 2100 with stipulations. After discussion, the motion was approved 5-0. The stipulations have been attached to the request.

Homeowner Input: The meeting was opened to homeowner input.

Next Meeting:

March 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 8:25 A.M.

Respectfully submitted,

Jeff Hennick
Recording Secretary