

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Meeting Minutes
January 25, 2021**

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 9:08 A.M.

Approval of Minutes:

It was moved by Dan and seconded by Jim to accept the minutes of the November 17, 2020 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

Presidents Report:

None.

Treasurers Report:

Frank reported the December financial results as follows: The operating surplus at year end was \$34,008.00, there was \$66,222.00 in operating cash, pre-paid assessments in the amount of \$26,050.00 and the reserve balance was \$1,040,533.00. The net receivables, at year end, was \$1,530.00.

Committee Reports: Landscape Committee:

The committee reported on the cleanup of overgrown landscape material throughout the property.

Management Report:

Administrative:

The termite warranty agreement with Contractors Termite and Pest Control has been renewed. The annual cost of \$4,410.00 is unchanged from 2020 and was budgeted for in 2021.

Trash/Recycling changeover: Waste Management removed their containers on January 6, 2021. Republic Services delivered and placed their containers in the enclosures on December 31, 2020 as promised.

Holiday Decorations: The association reimbursed Shirley Dickman in the amount of \$105.06 for purchases of holiday decorations. These decorations had been installed throughout the community this past holiday season. The Board would like to thank Shirley Dickman and Shirley Towers for taking the time and care to make Mirage Crossing look so nice this year.

Maintenance:

Landscaping: Gothic has continued the cleanup of different areas including the clubhouse cactus garden behind the wall and by the fire-pit. All irrigation leaks, as reported, have been repaired.

Cactus Property Services: Cactus completed a list of maintenance items in the clubhouse bathrooms and clubhouse interior.

Pool. Jim purchased five new umbrellas which were received and stored in the clubhouse. Poolman made a small gasket repair on January 13.

Fitness Room: The fitness room was re-opened after cleaning. New rubber floor mats were purchased and installed by Jim.

Plumbing: Miler Plumbing repaired a main water line break at the water main to building 11 on January 7th.

Backflow Repairs: On December 24th, **Metro Fire** repaired the three backflow devices that had failed inspection for their annual compliance. On January 7, Metro Fire repaired a leaking backflow at building 35. On January 13, Metro Fire repaired an emergency leak at the backflow for building 3.

Burns Pest Elimination: I had been told about an issue with mice and vehicle wiring. On January 12, Burns was on property to inspect building 20 and 21 where the concerned residents live. Burns report is as follows: At

building 20 there are no bait stations around. There is a tree dropping pods which is rodent food source. No holes found ground level. I noticed an electrical rodent trap and a small bait box right outside a garage. Building 21 no holes found ground level, 2 bait boxes around building and another tree dropping those pods in the back. You might need more. Rodents are attracted to car engines due to their warmth or in other cases foreign cars have their wiring coated with some product to protect it when they're shipped overseas and that coating also attracts rodents.

Pending projects:

Street Project - Asphalt Repair:

Roadrunner is preparing to schedule the asphalt repair portion of the street project. They estimate it would take 2-3 days. Bill told me they would work on Tuesday, Wednesday, and Thursday if necessary. When they do the paving in front of the clubhouse, they may need to keep the gates open for that workday. I am hoping to have more information next week as to dates in February.

Old Business:

A motion was made by Don and seconded by Frank to approve the newly created Homeowner's orientation letter, as presented, for distribution to all owners. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Frank to approve the updated association rules and regulations, as presented, for distribution to all owners. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Frank to approve the newly created policy statement, as presented, for distribution to all owners. After discussion, the motion was approved 5-0.

A motion was made by Don and seconded by Frank to approve the newly created Responsibility Chart, as presented, for distribution to all owners. After discussion, the motion was approved 5-0.

New Business:

A motion was made by Frank and seconded by Dan to approve the Architectural request made by the owners of unit 1039 to install a security screen door with the approved color of "Mirage Village." After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Frank to table the Architectural request made by the owners of unit 2056 to install a security screen door with the approved color of Mirage Village pending verification of ownership. After discussion, the motion was approved 5-0.

A motion was made by Frank and seconded by Ken to purchase a CD through First Service Financial in the amount of \$156,000 direct from CIT Bank for a term of 24 months at rate of 0.80% annually with zero fee. The CD from CIT Bank is guaranteed by FDIC within the limit of \$250,000. After discussion the motion was approved 5-0.

A motion was made by Dan and seconded by Don to hold the 2021 upcoming Board of Directors meetings on Thursday February 18, 2021, Thursday March 18, 2021; Tuesday April 20, 2021; Tuesday May 18, 2021 and Tuesday June 22, 2021. After discussion, the motion was approved 5-0.

Homeowner Input: The meeting was opened to homeowner input.

Next Meeting:

February 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 10:30 A.M.

Respectfully submitted,

Jeff Hennick
Recording Secretary