

**Mirage Crossing Resort Casitas Homeowners Association  
Board of Directors Meeting Minutes  
March 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 February 18, 2021 Board of Directors meeting as presented. After discussion, the motion was approved 5-0.

**Presidents Report:**

N/A

**Treasurers Report:**

Ron Rossman reported the February 2021 financial results as follows: The year to date operating surplus is \$18,988.00, there is \$86,032.00 in operating cash, pre-paid assessments in the amount of \$23,254.00 and reserve account balance of \$1,086,176.00. The net receivables, at February 28th, is \$910.00.

**Committee Reports: Landscape**

Cindy reported that she will be in Arizona in April and will be assessing the removals and replacement of plants and rock in various areas throughout the property. These reviews will result in new installations in the fall of 2021. Cindy will also meet with Scott from ELS prior to the tree trimming in May.

**Management Report:**

Administrative and Maintenance:

Landscaping: Gothic has continued the cleanup of different areas, spraying for post emergent weeds regularly. Gothic removed a large branch from a palo verde between buildings 9 and 10 on March 4. All irrigation leaks are repaired as they are reported.

Cactus Property Services: Cactus completed re-curbng a section at building 55. Cactus replaced three lights fixtures along the clubhouse path to the mailboxes. Bird spikes were added to the Vegas at unit 2055. A small section of the wall in front of the clubhouse was scheduled to be repainted.

Pool and Spa. On March 14 it was noted the spa was cool and the water was dropping.. The pool deck is pending several repairs to the surface The spa has several missing tiles which will require the spa to be drained at the time of repair.

Republic Services: On March 4, Ron and myself met with Eddie Spitz, Republic Services account manager, to walk and review the trash and recycling containers. A 6 yard container will be placed in the enclosure at building 8. This will provide access as required in that location.

Plumbing: On March 8, Miler Plumbing repaired a main line water leak at building 41. On March 3, Miler repaired a leaking refrigerator line from unit 2011 which leaked in to unit 1011. The repair of the damages in unit 1011 is pending and is to be done by Cactus Property Services. The expenses are to be paid by the owner of 2011. Miler also installed a new a 1' shut off valve at 1008 and repaired a hose bib at building 17.

Atomic Pest Control treated unit 1008 for bees on March 9 and unit 2101 on March 19.

Street Project - Asphalt Repair:

Roadrunner Sealcoat completed the asphalt repair project on Thursday February 25<sup>th</sup>. The final portion of the project is pending scheduling in late April.

**Old Business:**

Jim updated the community on the status of the new Cox cable agreement.

**New Business:**

A motion was made by Dan and seconded by Ron to approve the purchase of 24 individual visitor parking signs along with six trash and two recycling signs at a total cost of \$5,214.22 from SignArt. A fifty percent deposit with the balance on completion is to be paid from reserves. After discussion, the motion was approved 5-0.

A motion was made by Ken and seconded by Dan to approve the Architectural request for a new security screen door from the owners of unit 2022. After discussion, the motion was approved 5-0.

A motion was made by Ron and seconded by Dan to approve the Architectural request for a new security screen door from the owners of unit 2108. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Ron to purchase a new laptop and all-in-one printer/copier/scanner for the HOA office at a cost not to exceed \$700.00 to be paid from operating. After discussion, the motion was approved 5-0.

**Homeowner Input:** The meeting was opened to homeowner input.

**Next Meeting:**

April 20, 2021 at 7:00 P.M. ZOOM meeting ID and password to be provided.

There being no further business, the meeting was adjourned at 9:18 P.M.

Respectfully submitted,

Jeff Hennick  
Recording Secretary