

**Mirage Crossing Resort Casitas Homeowners Association  
Board of Directors Meeting Minutes  
May 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:**

The approval of the April 20, 2021 Board of Directors was tabled pending addition of Cox cable report. The amended minutes will be presented at the June meeting.

**Presidents Report:** None

**Treasurers Report:**

Ron Rossman reported the April 2021 financial results as follows: The year to date operating surplus is \$31,077.00, there is \$100,495.00 in operating cash, pre-paid assessments in the amount of \$30,026.00 and reserve account balance of \$1,089,950.00. The receivables, after allowance, is \$950,00.

**Committee Reports:**

Cindy reported that while here in April she met with Morgan regarding the cutbacks of the sages and she met with Scott Cosgrove of ELS regarding the tree trimming. She also checked on the new plants installed last Fall and those that failed will be replaced under warranty Cindy will also be addressing new plantings in the Fall.

Cox Cable: Jim Olivi updated the community on the new Cox service plan that is now in place. He noted the equipment is available at the Cox store at Bell and Scottsdale Rd. He reminded owners to contact him with questions on the service as there may be some issues with billing.

**Management Report:**

The Clubhouse was re-opened on May 3, 2021. The clubhouse is from daily from 9:00 a.m. to 10 p.m. Currently, the clubhouse is not open for reservations. Sanitizing stations have been installed at both entrances. Masks are respectfully requested along with physical distancing when appropriate. FirstService Residential's Scottsdale office was re-opened on May 3, 2021.

**Financial Report:**

The April 2021 financial results are as follows: Operating Cash: \$100,495.00; Pre-paid Assessments: \$30,026.00; YTD Surplus: \$31,077.00; Reserves: \$1,089,950.00; Accounts Receivable: \$1,050.00.

**Maintenance:**

Landscaping: The renovation pruning of 50% of the community's sages was completed. Gothic replaced 2 solenoids and 1 PRV for station 13 on April 20. Our trees are now fully in bloom and creating quite a mess. This will be alleviated when ELS begins the annual tree trimming the week of May 17<sup>th</sup>. Gothic continues spraying for post emergent weeds regularly. All irrigation leaks continue to be addressed as they are reported.

Cactus Property Services: Replaced the gate lock and anchored the gate post at the North East(Shea) pedestrian entry, added stops at both pool gates and repaired the north pool gate Kant slam. Cactus replaced 5 old or broken ground lights with new LED ground lights. The new clubhouse pathway lighting and added post lights, approved in April, is pending completion.

Pool and Spa. Poolman replaced the spa drain cover on May 7. The fountains were returned to service. A leak was discovered in the east fountain as well as the ongoing issue of the decomposing of the fountain's surface

which is causing debris to accumulate in the fountain. I did receive a proposal to drain the spa and replace the missing tiles at a cost of \$403.00. This will be scheduled as will the repairs to the pool deck.

Republic Services: Republic services has removed the casters on the trash and recycling containers.

Plumbing: On April 1, Miler Plumbing repaired a leaking shower drain in unit 2104. The repair is to be paid by 2104 and the damages to 1104 will be repaired and paid for by the association. On May 11, Miler replaced the filters on the clubhouse A/C units. Miler also repaired a gas line to the spa heater and remounted it to the wall.

Metro Fire Equipment. Notice from the City of Scottsdale was received for the annual inspection of 44 backflow devices. Metro Fire Equipment inspected those backflows and found a total of 7 devices that failed. These 7 will need to be repaired and re-tested. A proposal for the repairs will be an agenda item at this meeting.

Atomic Pest Control treated 5 units for bees this period.

Access Gates: On April 23 Access made a service call after a stuck gate was reported.

2021 Tree trimming: ELS Landscape is scheduled to begin the annual tree trimming on Wednesday May 19.

#### **Old Business:**

A motion was made by Ken and seconded by Jim to table the request from unit 1088 to install an LED light/ Infra-red heater in their patio ceiling until fall of 2021. After discussion, the motion was approved 5-0.

A motion was made by Jim and seconded by Ken to table a proposed standard for patio/balcony ceiling heaters/lights until the fall. After discussion, the motion was approved 5-0.

#### **New Business:**

A motion was made by Dan and seconded by Ron to ratify the architectural request from unit 1071 to install a pre-approved screen door. The door is the approved color of Mirage Village from Steel Shield Security Doors. After discussion, the motion was approved 5-0.

A motion was made by Jim and seconded by Ron to decline the architectural request from the owners of unit 1042 to remove a glass sliding door and replace it with an exterior building wall. After discussion, the motion was approved 5-0.

A motion was made by Dan and seconded by Ken to approve the proposal from ELS to treat a total of 123 palo verde trees for root borers at a cost of \$4,243.50 to be paid from operating. After discussion, the motion was approved 5-0.

A motion was made by Ken and seconded by Ron to approve the proposal from Metro Fire Equipment to repair seven backflow devices that failed inspection. The total cost of \$3,080.60 is to be paid from operating.. After discussion, the motion was approved 5-0.

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

#### **Next Meeting:**

Tuesday June 22, 2021 at 7:00 P.M. ZOOM meeting ID and password to be provided.

There being no further business, the meeting was adjourned at 8:16 P.M.

Respectfully submitted,

Jeff Hennick  
Recording Secretary