

MIRAGE CROSSING HOMEOWNERS ASSOCIATION
Board of Directors Meeting – Open Session
February 22, 2022
Webex Video Conference

Board Members Present:

Don Szyndrowski, President
Ron Cacini, Treasurer
Dan Cunningham
Ron Rossman
Ken Padgham

Management Present :

Laura Smith, Community Manager

- I. **Call to Order – Don Szyndrowski, President**
Don Szyndrowski called meeting to order at 7:04 p.m.

- II. **Review and Approval of Minutes – January 18 and January 21, 2022**
January 18, 2022 and Emergency Meeting January 21, 2022
A **MOTION** to approve the January 18, 2022 minutes, as written, was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion the motion passed unanimously.
A **MOTION** to approve the January 21, 2022 Emergency Meeting minutes, as written, was made by Dan Cunningham seconded by Ken Padgham and opened for discussion. Without further discussion the motion passed unanimously.

- III. **COMMITTEE REPORTS:**
 - a. **President’s Report – Don Szyndrowski**
 - b. **Treasurer’s Report – January 2022 Financials - Ron Cacini**
 - c. **Landscape Report - Cindy Cunningham**
 - d. **Social Committee - Ellie Kallal**
 - e. **Parking Committee – Ellie Kallal**

- IV. **Administrative and Management Report**
Update provided by Laura Smith

- V. **Old Business**
 - A. **Gate Call Boxes – iCan Access Gates – \$10,923.33 (Both) - TABLE**
A **MOTION** to table this topic until next month’s meeting was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.
 - B. **2022 Paint Exterior/Deck/Gutter Reserve Project – Update**
Don Szyndrowski provided an update. Obtaining proposals from various vendors.
 - C. **AAASunControl AZ – Rain Gutter Proposal \$24,154.00**
Don Szyndrowski provided an update. Additional proposals will be obtained.

D. Project Manager

i. AV Builders (if not chosen for paint – deck)

Previously worked as Project Manager

ii. First Service - Anthony Martin

Meeting scheduled for February 23, 2022

E. Commercial Pool Retail – Update

Don Szyndrowski provided an update. Scheduled to be completed Week of February 28, 2021.

VI. New Business

A. Architectural Review – Unit 2032 Flooring

A **MOTION** to approve the request for flooring was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

B. VoteHOANow – Electronic Voting – Ratify

A **MOTION** to approve the expenses for using VoteHOANow was made by Ron Rossman, seconded by Ken Padgham and opened for discussion. Without further discussion, the motion passed unanimously.

i. Annual \$700.00

ii. CC&R Vote \$275.00

Voting 2/28/22 to 4/22/22

C. AV Builders – Ratify

i. Unit 2065 Interior Repairs \$2,974.48

A **MOTION** to accept the AV Builders proposal in the amount of \$2,974.48 was made by Ron Cacini, seconded by Ron Rossman and opened for discussion. Without further discussion the motion passed unanimously.

ii. Unit 2057 Interior Garage Repair \$1,498.96

A **MOTION** to accept the AV Builder proposal in the amount of \$1,498.96 was made by Ron Cacini, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

iii. Concrete Slab Building 33 - \$2,164.80

A **MOTION** to approve the AV Builders proposal in the amount of \$2,164.80 using Reserve funds was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

D. Gym Docs Elliptical Proposal

A **MOTION** to accept the Gym Doc proposal in the amount of \$4,277.59 including 5 years warranty, using Reserve funds, was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

E. AV Builders Garage Door Frame Trim Proposal - TABLE

A **MOTION** to table this topic until next month's meeting was made by Ron Rossman, seconded by Ken Padgham and opened for discussion. Without further discussion, the motion passed unanimously.

F. ELS – Tree Planting \$7,350

A **MOTION** to accept the ELS proposal for tree planting in the amount of \$7,350.00 by Ron Rossman, seconded by Ken Padgham and opened for discussion. Without further discussion, the motion passed. (Nay – Cacini)

G. Verde Valley – Spring Planting \$6,729.00

A **MOTION** to accept the Verde Valley proposal in the amount of \$6,729.00 was made by Ron Rossman, seconded by Ken Padgham and opened for discussion. Without further discussion the motion passed unanimously.

H. Gothic Landscaping Proposals - Ratify

i. Irrigation Repair \$212.50

A **MOTION** to accept the Gothic proposal was made by Ron Rossman, seconded by Ron Cacini and opened for discussion. Without further discussion the motion passed unanimously.

ii. Emergency Call – Stuck Valve Bldg. 50 \$165.00

A **MOTION** to accept the Gothic proposal was made by Ron Rossman, seconded by Ron Cacini and opened for discussion. Without further discussion the motion passed unanimously.

iii. Broken Rotor – Turf Areas \$330.70

A **MOTION** to accept the Gothic proposal was made by Ron Rossman, seconded by Ron Cacini and opened for discussion. Without further discussion the motion passed unanimously.

iv. East Side Leaking Valve \$300.00

A **MOTION** to accept the Gothic proposal was made by Ron Rossman, seconded by Ron Cacini and opened for discussion. Without further discussion the motion passed unanimously.

I. Gothic Landscaping Proposals

i. Faulty Grading \$1,440.00 per building – TABLED

A **MOTION** to table this topic until next month's meeting was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion the motion passed unanimously.

ii. Extra Landscape Sidewalks East/West \$3,000

A **MOTION** was made to accept the Gothic proposal, using operating funds, as required by the City of Scottsdale, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

J. A-1 Pedestrian Gate - \$135.00 Ratify

A **MOTION** to accept the A-1 proposal in the amount of \$135.00 was made by Ron Rossman, seconded by Ron Cacini and opened for discussion. Without further discussion

K. Republic - Contract Renewal 3/1/22 – 3/1/25

A **MOTION** to accept the proposed contract, to be paid with operating funds, was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

L. Pool Maintenance Proposals - TABLED

A **MOTION** to table this topic until next month's meeting was made by Ron Rossman, seconded dan Cunningham. Passed.

- i. Aquapatrol,
- ii. Poolwerx,
- iii. Azpoolz

A **MOTION** to form an ad-hoc Pool Committee was made by Ron Cacini, seconded by Ron Rossman and opened for discussion. Without further discussion the motion passed unanimously. The committee will select a vendor within two weeks.

VII. Next Meeting Date – March 22, 2022

VIII. Open Forum – 2 Minutes Per Homeowner

Board fielded questions from homeowners present.

IX. Adjournment

A **MOTION** to adjourn the meeting at 9:25 p.m. was made by Dan Cunningham, seconded by Ken Padgham and opened for discussion, without further discussion, the motion passed unanimously.