

**Mirage Crossing Resort Casitas Homeowners Association
Board of Directors Open Session Minutes
January 18, 2022
9:00 a.m.
Webex**

Board Members Present:

Don Szyndrowski, President
Dan Cunningham, Director
Ken Padgham, Director
Ron Rossman, Director

Management Present:

Laura Smith, Community Manager

MINUTES

I. Call to Order:

Don Szyndrowski called the meeting to order at 9:10 a.m.

II. Review and Approval of Minutes – November 18, 2021

A **MOTION** to approve the November 18, 2021 minutes was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

III. Committee Reports

a. President's Report – Don Szyndrowski

Update provided by Don Szyndrowski

b. Treasurer's Report – Ron Rossman

Update provided by Ron Rossman

Certificates of Deposit

Morgan Stanley

CD - \$75,000 Maturity Date 1/31/22

CD - \$75,000 Maturity Date 2/7/22

American Deposit Management

CD - \$80,000 Maturity Date 2/26/22

A **MOTION** to deposit the CD funds, maturing in January and February, into a money market account instead of reinvesting them was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

c. Landscape Report - Cindy Cunningham

Update provided by Cindy Cunningham

IV. Administrative and Management Report

Update provided by Laura Smith

V. Old Business

a. Gate Call Boxes - iCan Access Gates – Update

To be discussed in greater detail in February meeting.

b. Termite Vendor Proposals - TABLED

c. 2022 Paint Exteriors/Deck Re-surfacing Reserve Project - Update

d. Paint/Deck Project Manager - Update

VI. New Business:

- a. Cactus Properties – Fence Repair Bldgs. 1/3-5 \$1,154.08 Ratify**
A **MOTION** to approve the repairs, using Operating funds, was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
- b. SignArt – Ratify - Reserve Account \$1,01.08, \$2,607.11**
A **MOTION** to approve the signs, using Reserve funds, was made by Dan Cunningham, seconded by Ken Padgham and opened for discussion. Without further discussion, the motion passed unanimously.
- c. Restore Master Mitigation Fire Sprinkler – Unit 1053 \$1,804.45 Ratify**
A **MOTION** to approve the repair using Operating funds was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
- d. A/V Builders – Interior Repair Unit 1053 \$3,382.00 Ratify**
A **MOTION** to approve the interior repair, using Operating funds, was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
- e. ELS – Tree Trimming/Clearance Bid - \$3,050.00 Ratify**
- f. A MOTION** to approve the trimming bid, using Operating funds, was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
- g. Gothic Turf Repair \$310.00 Ratify (Reimbursed by ELS)**
A **MOTION** to approve the turf repair, using Operating funds, was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
- h. Gothic Irrigation Repair \$1,351.35 Ratify**
A **MOTION** to approve the irrigation repairs, using Operating funds, was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
- i. Paramount Roof Repair - Ratify**
- i. Unit 2110 \$650.00
 - ii. Unit 2028 \$850.00
 - iii. Clubhouse North Side \$875.00
- A **MOTION** to approve the roofing repairs, using Operating funds, was made by Ken Padgham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
- j. Pool Repair – Replacement Heaters - TABLED**
An emergency OPEN session meeting will take place to discuss the repairs once proposals are received.
- i. Commercial Pool Repair Bids
 - Heaters
 - High Efficiency Heaters
 - ii. Poolman - \$16,561.00
- k. AV Builder Bids - Proposals**
- i. Excavation – Pool Bonding \$3,981.00**
A **MOTION** to approve the proposal to excavate area by pool, IF needed by pool repair vendor, was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
 - ii. Drain Line Extension Clubhouse \$2,962.50**
A **MOTION** to approve the proposal, using Reserve funds, was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.
 - iii. Vestibule Gate Clubhouse \$2,602.56**
A **MOTION** to approve the proposal, using Reserve funds, was made by

Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

I. Architectural Request – 2085/Joseph Flooring

A **MOTION** to approve the request to install laminate wood flooring was made by Ron Rossman, seconded by Ken Padgham and opened for discussion. Without further discussion, the motion passed unanimously.

VII. Open Forum

Board members fielded questions from homeowners present.

VIII. Next Meeting Date: Tuesday, February 22, 2022

IX. Adjournment

The meeting was adjourned at 10:00 a.m. by Don Szyndrowski.

Respectfully submitted,

Laura Smith
Community Manager
Recording Secretary, Mirage Crossing