

MIRAGE CROSSING HOMEOWNERS ASSOCIATION
Board of Directors Meeting – Open Session
March 22 , 2022
7:00 p.m.
Webex Video Conference

Board Members Present:

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

Management Present:

Laura Smith, Community Manager

Minutes

- I. Call to Order – Don Szyndrowski, President**
Don Szyndrowski called the meeting to order at 7:01 p.m.

- II. Review and Approval of Minutes February 22, 2022**
A **MOTION** to approve the February 22, 2022 minutes, as written, was made by Dan Cunningham seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

- III. COMMITTEE REPORTS:**
 - President’s Report – Don Szyndrowski**
 - Treasurer’s Report – February 2022 Financials - Ron Cacini**
 - Landscape Report – Don Szyndrowski**
Cindy Cunningham resigned as Landscape Committee Chairperson. The Board thanked Cindy for her work and efforts. The community looks amazing due to her contributions.
 - Social Committee**
Don Szyndrowski provided an update.
April Spring Fling party April 9, 2022
 - Parking Committee**
Don Szyndrowski provided an update.

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

- V. Old Business**
 - A. 2022 Paint Exterior/Deck/Gutter/Project Mgr. Update**
 - 1. Decks**
 - i. Paramount – \$89,956,00
 - ii. AV Builders - Pending
 - 2. Rain Gutter Proposals**
 - i. AAA Suncontrol \$24,154.00
 - ii. JBS Roofing and Gutters \$38,639.00
 - iii. SM Rain AZ Rain Shade Express \$40,450.00

3. Project Manager

- i. AV Builders - Pending
- ii. First Service - \$13,800.00

A **MOTION** to approve the First Service Residential for use of project administration was made by Ron Rossman, seconded by Ken Padgham and opened for discussion. Without further discussion, the motion passed unanimously.

B. Termite Vendor Proposals

- i. **Bircher - \$5,500.00**
- ii. **Contractors Pest and Termite - \$4,605.00**
- iii. **Burns Pest \$1,800.00**

A **MOTION** to accept the Burns Pest Termite Warranty in the amount of \$1,800.00 was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

C. 2056 – Carbeck Architectural Request – Flooring

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

D. Gothic Landscaping Proposals

- i. Culvert Restoration \$40,700.00
- ii. Rock Clean-up Perimeter \$1,440.00
- iii. Faulty Grading \$1,440.00 per building

I. New Business

E. AV Builders – Ratify

- i. Unit 2025 Interior Repairs/Roof Repair \$2,174.98

A **MOTION** to approve the proposals from AV Builder in the amount of \$2,174.98 was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

- ii. Unit 2078 Interior/Roof Repair \$1,397.25

A **MOTION** to approve the proposals from AV Builder in the amount of \$1,397.25 was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

F. AV Builders – Vestibule Gate Mesh \$1,083.19

A **MOTION** to approve the AV Builders proposal in the amount of \$1,083.19 for installing a mesh cover to the vestibule gate, using Reserve funds, was made by Ron Rossman, seconded by Don Szyndrowski and opened for discussion. Without further discussion, the motion passed unanimously.

G. CLM Proposals - Clubhouse Cactus Removal \$330.00 – Ratify

A **MOTION** to approve the CLM proposal in the amount of \$330.00 to remove two totem cacti in front of the clubhouse was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

H. Commercial Pool Repair – Pump Proposal \$9,866,70 - TABLED

A **MOTION** to TABLE the proposal was made by Dan Cunningham, seconded by Ron Rossman. Without further discussion the motion passed. (Nay – Szyndrowski)

I. The Beekeeper Proposal – Unit 2099 \$1,200.00 Ratify

A **MOTION** to approve the proposal from The Beekeeper in the amount of \$1,200.00 was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion,

J. Pool Maintenance Vendor – Alliance Aquatics - Ratify

A **MOTION** to approve the Alliance Aquatics pool maintenance proposal for service three times per week in the amount of \$800.00, plus chemicals, was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

II. **Next Meeting Date:** April 19, 2022 Board Meeting
April 26, 2022 CC & R Changes Vote

III. **Open Forum – 2 Minutes Per Homeowner**

The Board fielded questions from Board members present.

IV. **Adjournment**

A **MOTION** to adjourn the meeting at 8:00 p.m. was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

Respectfully submitted,

Laura Smith

Laura Smith, Community Manager
Recording Secretary