

MIRAGE CROSSING HOMEOWNERS ASSOCIATION

Board of Directors Meeting – Open Session

March 28th, 2023

7:00 p.m.

Webex Video Conference

Board Members Present:

Don Szyndrowski, President

Frank Gollings, Treasurer

Ken Padgham

Ron Rossman

Dan Cunningham

Management Present:

Joyce Welter, CM

Minutes

I. Call to Order – Don Szyndrowski, President

Don Szyndrowski called the meeting to order at 7:05 p.m.

II. Review and Approval of Minutes February 21st, 2023

A **MOTION** to approve the February 21st, 2023, minutes, as written, was made by Frank Gollings, and seconded by Don Szyndrowski and opened for discussion. Without further discussion, the motion passed unanimously.

III. COMMITTEE REPORTS:

President's Report – Don Szyndrowski

Treasurer's Report – April 2022 Financials – Frank Gollingsa)

MOTION for the board to approve funding the additional cost of landscape A

maintenance from the reserve account. The difference between \$6,300 to \$13,477 is \$7177. The board approved for \$5.00 per homeowner per month will be transferred from the insurance reserve account to help offset the additional increase in the landscape monthly charge. Dan Cunningham seconded the motion. Without further discussion, the motion passed unanimously.

Compliance Committee: - Dan Cunningham

New Business

- A) A **MOTION** for the board to approve Care Scapes as the new landscape company was made by Don Szyndrowski and seconded by Frank Gollings, with no further discussion the motion passed unanimously,
- B) The manager was asked to send a termination letter to Gothic Landscape. This was completed on the 28th of March.
- C) The board approved reimbursing Don Szyndrowski for supplies purchased for the community in the amount of \$489.82 for batteries, light bulbs, color paper, keys and tips for pool cues.
- D) A **MOTION** for the board to approve the Edited Documents Motion was made by don Szyndrowski and seconded by Dan Cunningham, with no further discussion the motion passed unanimously.
 - 1. Insurable Events Procedures
 - 2. Policy Statement Documents

E. A **MOTION** for the board to approve the new fine schedule. Dan Cunningham made the motion and Ron Rossman seconded the motion, without further discussion the motion passed unanimously.

G. The board was notified that the homeowners on the parking committee have resigned, the board wants to thank them for their service.

H. A **recommendation** was made to install the sign “Homes not Hotels” to be installed on the front gate, board members agreed.

. Manager to send out an eblast concerning the new landscape company starting on May 1st, 2023.

.IV. Old Business – New Community Manager

I. **Next Meeting Date:** May 16th, 2023, at 7:00PM

II. Open Forum – 2 Minutes Per Homeowner The

Board fielded questions from Board members present.

1. A homeowner reported termites in his garage and wanted to know the procedure and if the termite company completed a yearly inspection, they do not and only when it's reported to the community manager. Also wanted to report the turn off valve outside his unit was now working and he has reported this several times with nothing being done. The plumber has been called to make this repair, so he is allowed to turn off the water to his unit while they are gone.
2. A homeowner wanted to know about taking one of the greenbelt areas and turning it into a “PET FREE” area. Due to the likely hood of no one following the rules it would be too difficult to enforce,

III. Adjournment

A **MOTION** to adjourn the meeting at 8:17 p.m. was made by Don Szyndrowski. Without further discussion, the motion passed unanimously.

Respectfully submitted,
Joyce Welter, Community Manager
Recording Secretary