

**Mirage Crossing Homeowners Association
Board of Directors Meeting Minutes
May 21, 2018**

Board Members Present: Don Szyndrowski and Tom Stern in person. Cindy Cunningham, John Schroedel and Frank Gollings by telephone.

Board Members Absent: None.

Management Present: Jeff Hennick, Community Manager; FirstService Residential AZ

Called to Order: Don Szyndrowski called the meeting to order at 7:05 P.M.

Approval of Minutes:

It was moved and seconded to approve the minutes of the April 16, 2018 Board of Directors meeting. After discussion, the motion was approved.

President's Report: Don updated the community on the progress of the pool resurfacing project.

Treasurer's Report: Frank Gollings reported on the April 2018 financial results. He noted that operating cash was at \$41,850.00, reserves stood at \$820,975.00 with \$247,000.00 in money market accounts and the balance in CDs with Morgan Stanley. In addition, the association's accounts receivables amounted to under \$1,000.00 in unpaid assessments. Frank also wanted to acknowledge Cindy Cunningham for travelling to Scottsdale to oversee the tree trimming and also to acknowledge Kate and Jeff Hirsch for their contributions to the social committee.

Management Administrative and Maintenance Report:

Administrative:

- FirstService Residential introduced ClickPay on April 20, 2018. The following will be the Community Corner message in the June billing statement. FirstService Residential is pleased to announce our new payment provider, ClickPay! Please visit ClickPay at www.ClickPay.com/FirstService or call 1.888.354.0135 (option 1) to sign up to view and pay your balance due online through individual or automatic payments now for free when paying by e-check (ACH) from a bank account and for a nominal fee when paying by credit or debit card.
- The 2017 compilation of the Association's financial statements were completed and received from Butler Hansen on May 18, 2018.

Maintenance:

- The following projects were completed or are pending by Cactus Property Services;
 1. All repairs to the pool fence have been completed.
 2. The grinding of a sidewalk section on the greenbelt has been completed.
 3. Painting of the spa wall, a small section of wall at the Shea gate and the painting of the Shea gate monument sign lettering are all pending.
 4. Stucco or exterior drywall repair work orders at buildings 2, 7, 35 & 38 and the clubhouse roof parapet wall are pending.
- Gothic replaced a 20 station irrigation controller at building 1. This was the second of our four controllers. A battery timer controlling the east slope irrigation was also replaced. Gothic has recommended we upgrade all irrigation clocks as well as replacing all greenbelt sprinkler heads and rotors with technology designed to regulate water use more efficiently. Our greenbelt sprinklers and rotors are old and were not part of the irrigation system replacement project.
- There have been a total of four bee service calls in May by Atomic Pest Control.
- On April 26, Desert Classic completed the 2018 annual community tree trimming.

- Metro Fire tested 44 backflows on May 8 and 10. The test results revealed two failing backflows which will be repaired and re-tested.
- Metro Fire also tested the clubhouse emergency lights and fire extinguishers on May 15. An emergency light battery was replaced. All other items passed inspection.
- Miler Plumbing and Mechanical serviced the clubhouse A/C units on May 14. The three units had new filters installed, had all coils cleaned and tested and are in good working condition.

Pool Project:

- The pool complex was closed for construction on May 14. On day 1, all pool furniture was removed from the deck surface. Chairs and umbrellas were put in the clubhouse garage, chaises were stacked along the pool fence and all tables were stacked on each other under both Ramadas. Poolman drained both fountains, the spa and the pool. They also installed the remaining four LED lights in the pool. On Wednesday, May 16 the pool surface demolition began and was completed on Thursday May 17. The next phase of removing the old deck surface will begin on May 21.

Old Business:

- None.

New Business:

- A motion was made and seconded to approve the proposal from Gothic to replace all sprinkler heads and rotors currently installed throughout all greenbelts with more water efficient units to be paid from reserves. After discussion, the motion was approved.
- A motion was made and seconded to approve the roof repair and recoat proposals from Paramount roofing. The total cost of repairs on buildings 3, 18, 21 and 23 will be paid from reserves and are not to exceed \$8,750.00. After discussion, the motion was approved.
- A motion was made and seconded to approve the proposal received from Association Reserves to update the community reserve study. After discussion, the motion was approved. A motion was made and seconded to pay for the reserve study and the 50% deposit from reserves. After discussion, the motion was approved.
- A motion was made and seconded to table a decision on the proposal received from Desert Classic regarding treatment of our Palo Verde trees for ring borer disease. After discussion, the motion was approved. The Board requested another assessment from an arborist.

Homeowner Input:

The board opened the floor for homeowner input.

Next Meeting:

The next Board of Directors meeting will be held at the clubhouse on Tuesday September 18, 2018 at 7:00 P.M.

The meeting was adjourned at 8:17 P.M.

Respectfully Submitted,

**Jeff Hennick
Community Manager**