

Mirage Heights Condominium Homeowners Association

Annual Board Meeting Minutes

March 24, 2016 6:00 PM

13001 N La Montana Dr

Fountain Hills, AZ 85296

Board Members Present: Heather Nelson, Tim Taylor, Joann O’Dea and Carolyn La Forest

Not Present: Phil Rotman

Also Present: Ellerbusch, Trestle Management Group
23 homeowners present.

Meeting Called to Order

- Heather Nelson called the meeting to order at 6:00 PM
- Quorum established, 32 confirmed ballots

Introductions

- Dan made some brief remarks and introduced the board and community manager.

2015 Annual Meeting Minutes Approval

- A motion was made to approve the 2015 annual meeting minutes, seconded and the motion passed unanimously.

Financial Report

- Heather Nelson gave the financial report. As of December 31, 2015 there is \$47,027.08 in the Mutual of Omaha operating account, \$187,021.00 in the Reserve Money Market account. Total Assets are \$197,360.00. Tim Taylor talked briefly about how the community is financially healthy and the importance of funding the reserve account to avoid any major shortfalls.

Election of Directors

- Nominations from the floor – none
- Introduction of Candidates – Ron Durner, Dean Haagenson, and Teresa Sufka
- Voting – Motion to accept the election by acclamation, seconded and approved unanimously.
- Election Results – Ron Durner, Dean Haagenson, and Teresa Sufka were elected to the board.

Volunteer Recognition 2015-2016

- Heather thanked Tim, Carolyn, Joann and Ron. She also wanted to especially thank Phil Rotman for the successful planning and execution of the 2015 community painting.

Mirage Height’s Accomplishments

- Transition from Kinney Management to Trestle Management Group – June
 - Improving on financial reporting, project management, direct owner response and best community management tools.
- Capital Reserve Study Completed – June
 - Painting special assessment allowed us an unencumbered start
 - Study shows a healthy 95 % funded reserve over the 30 capital expense projections, with no special assessment or large dues increases recommended.

- Landscape
 - Inadequate maintenance / repair of irrigation system became increasingly evident with little evidence of corrective actions being taken, resulting in change from Verde Valley to Back to Nature for landscaping and irrigation services – November.
 - Back to Nature was not the answer to our irrigation problems or landscaping maintenance standards, contact terminated – February 2016.
 - Intensive search for suitable landscaper – a huge thanks to Ned Stafford and Vicki Orazem for volunteering to join Heather in this endeavor. Five highly qualified companies with local ties were interviewed, completed property walkthroughs and review of scope of work – February.
 - Desert Springs Landscaping, Hal Rives, was unanimously recommended by the committee and approved by the board.
- Pool and Spa
 - We continue to have maintenance and repairs performed on our pool and spa heating system, many under warranty, and the motor and accompanying plumbing. 2017 will see some deck and pool re-surfacing.
- Roofing
 - Several minor roof repairs were completed
- New roofer vendor – Renco Roofing
 - Flat roof recoating scheduled for 2017
- Cox Cable
 - Contract renegotiated to upgrade channel package, including one free HD box per unit.
 - Better pricing structure will allow us to continue to provide cable services as a part of our monthly dues
- Items in Process or Planning:
 - Attorney checklist and opinion letter on HOA maintenance and repair obligations.
 - Evaluation of four-plex kitchen deck maintenance and repair.
 - Concrete step inspection – build on previous inspection and recommendations
 - Inspection of wood beams prior to painting wood and iron, scheduled in 2020.

Homeowner Form, Community Concerns, and Reminders

- Rock replenishment
- Ants in the pool area

Adjournment:

- There being no more business to discuss, 6:55 PM.

Minutes submitted by: Maury Ellerbusch on behalf of Mirage Heights