



# MIRABEL

**Mirabel Community Association, Inc.  
Board of Directors Minutes  
Monday, January 19, 2009 – 8:00 AM  
Mirabel Club – Private Dining Room**

**Attendees:** Nick Calise, Dennis Evans, Earl Rusnak, Michaelynn Robinson, , Stewart Morick, John Turner, and John Suppes representing the Board of Directors. Mody Gruenberg-Friedman representing CPMC.

Phil Schmidt representing Urban Inc., consultant to the Mirabel Design Review Committee, was in attendance.

Meeting called to order at 8:04 AM by Nick Calise.

## Minutes

Minutes from the December 2008 were unanimously approved by the Board.

## Design Review Guidelines and Forms

Phil Schmidt provided an overview of the proposed changes to the Mirabel Design Guidelines. Phil stated that he developed the proposed templates and forms, to be used in conjunction with the guidelines, to help better define and clarify the expectations during the design and building process.

The Board brought to Phil's attention several areas in the Revised Guidelines that need further clarification and/or corrections.

The Board unanimously approved the proposed changes in the Mirabel Design Guidelines, subject to final review.

## QuickPass

The Board briefly discussed the QuickPass Policy for vendors and contractors.

The Board unanimously approved collecting a fee of \$75.00 per year per tag for vendors and contractors, with access limited to the construction gate and the 98<sup>th</sup> St gate , Monday through Saturday during construction hours.

The Board unanimously approved allowing 24 hour access through all gates to Property Managers.

### **Developer Transition**

Nick advised the Board that the Developer delivered the check for the agreed amount of \$584,800.00 to the Association on Thursday, January 15, 2009. Nick stated that the check was deposited at Chase Bank and is fully insured under the FDIC's Transaction Account Guarantee Program.

Mody advised the Board that the Association had not yet received the recorded Special Warranty Deeds, but was told by Laura Krushak that the deeds were sent to Maricopa County for recordation and are expected to be returned within the next few days.

The Board unanimously approved moving the Developer Settlement, currently deposited at Chase Bank, pending the rate information on CD and money market options (Mody to research and report to the Board) among the Association's current banking relationships, provided all deposits covered by government insurance.

### **Construction Gate House**

Nick stated that the Emilio Locasio of Gemini Development had met with the City of Scottsdale on the Association's behalf for the preliminary submittal for the Construction Gate House. Based on that meeting, the Association has begun the process of gathering the items for the final submittal to the City. Further, Nick explained that the Association may be required to go through either a Staff Approval, which can take up to a month, or a complete Design Review, which can take 2 – 3 months.

### **Banking**

The Board unanimously approved reinvesting the Bank of America CD that matured on January 16, 2009 at Bank of America for the Special Rate of 1.6% for 7 months.

### **Management Report**

The Board unanimously approved writing-off bad debt for Lot 317 in the amount of \$1,550.00.

### **Fence**

The Board unanimously approved starting work on the fence pending the re-bid on pricing of material because of the recent fluctuation in steel prices.

The Board directed Mody to verify that the fence would be surveyed as it is being installed as to ensure that it is being installed in the correct location. In addition, the Board directed Mody to verify if the Pump House Gate will be replaced to match the new fence, since it currently matches the existing fence.

### **Committee Report**

#### Communication:

No action taken.

#### Landscape:

No action taken.

#### Finance:

Action taken.

Meeting adjourned at 10:35 AM.

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Mody Gruenberg-Friedman  
Secretary of the Meeting