



# MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

## Mirage Crossing April 2024 Open Session Meeting

April 16, 2024 7:00 PM  
Clubhouse & WebEx  
Scottsdale, AZ

### MINUTES

#### Directors Present

Don Szyndrowski - President  
Ronald Rossman - Vice President  
Kenneth Padgham - Vice President  
Bruce Orendorf - Vice President  
Thomas Bestwick - Treasurer

#### Directors Absent

None

#### Additional Attendees

Eric Schmidt - Regional Director,  
FirstService Residential.

### I. CALL TO ORDER

With quorum confirmed the meeting was called to order at 7:00 pm.

### II. MINUTES

#### Resolved

After review, the March Open Meeting Minutes were approved.

**Motion:** Bruce Orendorf

**Second:** Kenneth Padgham

▶ **Resolved**  
*The motion passed unanimously*

### III. REPORTS

#### A. PRESIDENT'S REPORT

##### Background

Don provided a little information on the transition of managers in the community. He provided Elizabeth's background and discussed their meeting on the property.

#### B. MANAGER'S REPORT

Eric provided the update left by the former CM.

Eric is to send an EBlast to the community about the transition of managers.

## IV. FINANCIALS

### A. TREASURER'S REPORT

#### Background

Ridley provided the recap of the financial report. His recap is attached as part of the minutes.

#### Supporting Documents

 [Treasurers Report March 2024.docx](#) ..... 4

## V. OLD BUSINESS

### A. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

#### Resolved

Nothing to record as no action has taken place outside of a meeting.

## VI. CLUBHOUSE RENTAL

#### Resolved

Board will table until a future meeting.

**Motion:** Ronald Rossman

**Second:** Thomas Bestwick

▶ **Resolved**  
*The motion passed unanimously*

## VII. NEW BUSINESS

### A. ARCHITECTURAL REQUESTS

#### Resolved

Board resolved to approve unit 1039 request as submitted.

Board resolved to approve unit 1091 request with the condition the glass reflectivity must be no greater than the UV film standard reflectivity.

Board resolved to approve unit 2026 request as submitted. Door color to be Security Brown.

**Motion:** Bruce Orendorf

**Second:** Ronald Rossman

▶ **Resolved**  
*The motion passed unanimously*

## VIII. SCHEDULING OF NEXT BOARD MEETING

The next board meetings are scheduled for Tuesday, May 21st, 2024.

## IX. ADJOURNMENT

#### Resolved

Board adjourned the meeting at 8 pm.

**Motion:** Don Szyndrowski

**Second:** Bruce Orendorf

▶ **Resolved**  
*The motion passed unanimously*

## **X. HOMEOWNER FORUM - ALL ITEMS**

Topic discussed by Owners

1. Questions about Rustin
2. Solar Lights for Building Numbers
3. Question about Building 40 Security door color (2080?)
4. Pool Lights bright white vs soft white
5. Rodent issues near Buildings 35-37 & 48, unit 1096 - contact vendor asap.
6. CareScape grass plan for the spring. Water is off to kill the rye grass.
7. Water leak near back gate
8. Tree and plant replacement questions
9. Javelinas discussed
10. General Security discussed
11. Fence installed near power lines- status update?

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**APPROVED**

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**DATE**

## **Treasurers Report March 2024.docx**

**Mirage Crossing HOA**  
**Treasurer's Report**  
**March 31, 2024**

**Operations**

For March 2024, Revenue of ~ \$71,670 (net of the \$22,000 transferred to Reserves) and Operating Expenses of ~\$66,625 resulted in a net surplus of ~\$5,045 against a budgeted deficit of ~\$6,486 resulting in a favorable variance of ~\$11,531.

The favorable variance is mainly attributable to \$5,400 (3 x \$1,800) paid into working capital on the closing of 3 units and operating expenses under budget by \$5,861.

**Balance Sheet**

The Net Operating Cash of ~\$86,222 at the end of March compares to ~\$92,342 at the end of last year:  
Accounts receivable are in good shape at \$1,715 with \$1,080 of the A/R balance received by April 8, 2024.

**Reserve Funds**

The Insurance Reserve Fund balance of ~\$54,386 remains unchanged since year end with no current assessment.

The Capital Reserve Funds balance of ~\$866,861 at the end of March compares to ~\$815,008 at the end of last year.

\$2,332 of interest was earned on Reserve Funds, a yield of ~ 3.23% per annum.

The HOA is in sound financial condition.