



MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing June 2024 Open Session Meeting

June 18, 2024 7:00 PM

In Person at Clubhouse and Teams Virtual Meeting
Scottsdale, AZ

MINUTES

Directors Present

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

Directors Absent

Ronald Rossman - Vice President

Additional Attendees

Elizabeth McClure - Community
Manager, FirstService Residential

I. CALL TO ORDER

With quorum confirmed the meeting was called to order at 7:01 pm.

II. MINUTES

Resolved

After review, the May Meeting Minutes were approved.

Motion: Thomas Bestwick

Second: Bruce Orendorf

▶ **Resolved**
The motion passed unanimously

III. REPORTS

A. PRESIDENT'S REPORT

No report tonight

B. MANAGER'S REPORT

Elizabeth provided a brief report on the status of the landscaping and tree bids, roof and deck bids and the lack of bids for changing the water fountains at the pool area to planters.

IV. FINANCIALS

History

Ridley provided a detailed recap of the financial report. His prepared report is attached here as part of the minutes.

Resolved

The Board moved to approve the May Financial Report as presented.

Motion: Don Szyndrowski

Second: Bruce Orendorf

▶ **Resolved**
The motion passed unanimously

A. TREASURER'S REPORT

B. RECLASSIFICATION FROM THE OPERATING ACCOUNT TO RESERVE

Background

GL Code 5512 Paid to Access Gates for Motor Replacements totaling \$1,720.00 to be reclassified as a Reserve Expense.

GL Code 5290 Paid to CareScape for the fallen tree cleanup totaling \$1,573.35 to be classified as an Insurance Reserve Expense.

Motion: Don Szyndrowski

Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

V. OLD BUSINESS

A. APPROVAL OF REVISED CLUBHOUSE RENTAL AGREEMENT

Resolved

After several discussions the Board decided to table the item for a future meeting.

Motion: Bruce Orendorf

Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

B. POOL HEATER REPLACEMENT AND WARRANTY

Resolved

There has been no solution offered from our service provider Commercial Pool Repair regarding the Pentair Manufactures Denial of the heater warranty. They are still hopeful for a solution by asking a favor of the manufacturer since the denial is baseless. This topic is going to be on the September meeting agenda.

C. APPROVAL OF TREE TRIMMING AND REMOVALS

Resolved

Bruce made a motion to rescind the approval of the CareScape tree removal and trimming estimate that was approved at the May Board of Directors meeting and approve the three estimates from ELS.

Specifically, the ELS Priority One Summer 2024 Pruning estimate in the amount of \$7,700.00, The ELS Tree and Stump Removals estimate in the amount of \$7,425.00 and the ELS Recommended Fall 2024 Pruning estimate in the amount of \$10,985.00.

Motion: Bruce Orendorf
Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. FLAT ROOF COATING

Regarding the Flat Roofs, the Board has awarded the contract to Roofing Enterprises with the following stipulations. The clubhouse flat roof coating and twenty of the condo flat roofs will be completed before the year end of 2024 and the remaining 10 condo roofs will be completed in the first quarter of 2025. The 2024 expense to be \$30,082.00 and is to be paid from the Reserve account.

There was a brief discussion of the Tile roofs and Don recommended that when we have any Tile roof failures that it made good sense to completely redo the underlayment of the entire tile roof at that time. Roofing Enterprises estimate represents 25 buildings at \$32,945.00 each, 30 buildings at \$32,544.00 each and the clubhouse at \$39,144.00. This expense is to be paid from the Reserve account.

Motion: Bruce Orendorf
Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

B. DECK RECOATING

The Board awarded the contract for the deck recoating to Roofing Enterprises with the stipulation that they would start with the worst ten decks and due to the scheduling requirements of the limitations that the homeowners cannot walk on these decks while they are being worked on that Elizabeth will schedule the decks while the homeowners are out of town or on vacation, five decks at a time before the end of the 2024 year. The contract is for 25 decks total at a cost of \$3,349.00 per deck to be paid from the Reserve account.

Motion: Bruce Orendorf
Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

C. ASPHALT REPAIRS

Don suggested that the Asphalt be tabled for a future meeting.

Motion: Bruce Orendorf
Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

D. WASTEWATER CULVERT CLEANING

Don suggested that the Wastewater Culvert Cleaning be tabled to a future meeting.

Motion: Bruce Orendorf

Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

The Board agreed to schedule the next meeting for September 24, 2024, to allow enough time for the August financial statement to be completed in order to be able to approve the June, July and August financial statement at the September meeting.

Motion: Don Szyndrowski
Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

VIII. ADJOURNMENT

Resolved

The meeting was adjourned at 8:40 pm.

Motion: Don Szyndrowski
Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

IX. HOMEOWNER FORUM - ALL ITEMS

APPROVED

DATE