



# MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

## Mirage Crossing May 2024 Open Session Meeting

May 21, 2024 7:00 PM  
Teams Virtual Meeting  
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

Elizabeth McClure - Community  
Manager, First Service Residential  
Eric Schmidt - Regional Director, First  
Service Residential

### I. CALL TO ORDER

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

### II. MINUTES

#### Resolved

After review, the April Open Meeting Minutes were approved.

**Motion:** Bruce Orendorf

**Second:** Ronald Rossman

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

### III. REPORTS

#### A. PRESIDENT'S REPORT

No Report tonight

#### B. MANAGER'S REPORT

Elizabeth said thank you to the homeowners that had already stopped into the office to welcome her to the community and that she is very happy to be with First Service Residential and assigned to the beautiful community of Mirage Crossing Resort Casitas.

## IV. FINANCIALS

### History

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

### A. TREASURER'S REPORT

## V. OLD BUSINESS

### A. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING - #1006

#### Resolved

The Board confirmed the charge of \$1,355.00 would be placed on the ledger of #1006 for water remediation and repairs performed by Teo Pros.

**Motion:** Bruce Orendorf

**Second:** Ronald Rossman

▶ *Resolved*  
*The motion passed unanimously*

### B. APPROVAL OF REVISED CLUBHOUSE RENTAL AGREEMENT

#### Resolved

Board will table until a future meeting.

**Motion:** Bruce Orendorf

**Second:** Kenneth Padgham

▶ *Resolved*  
*The motion passed unanimously*

### C. POOL HEATER REPLACEMENT AND WARRANTY

#### Resolved

Don informed the membership that this issue is not resolved and that we are still waiting for the manufacture representative to offer a resolution.

## VI. NEW BUSINESS

### A. LANDSCAPING - CARE SCAPES 3 YEAR TREE MANAGEMENT PLAN

#### Resolved

Board resolved to approve the Carescapes tree trimming proposal for \$19,295.00.

**Motion:** Bruce Orendorf

**Second:** Thomas Bestwick

▶ *Resolved*  
*The motion passed unanimously*

### B. POOL FOUNTAIN REPAIRS - BOTH HAVE ACTIVE LEAKS

#### Resolved

Board will table until a future meeting.

**Motion:** Kenneth Padgham

**Second:** Bruce Orendorf

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

### **C. BACKFLOW PREVENTOR INSPECTION - 43 OF THE 58 DEVICES ARE DUE IN MAY**

#### **Resolved**

Board resolved to approve the proposal from ABC Waterworks for the inspections of the backflow prevention devices that are due in May.

**Motion:** Don Szyndrowski

**Second:** Bruce Orendorf

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

### **D. FIRE SPRINKLER SYSTEM SIGNAGE**

### **E. ROOF REPAIRS FOR #1081 ACTIVE ROOF LEAK IN GARAGE**

#### **Resolved**

Board resolved to approve the repair estimate from Roofing Enterprises to repair the roof leak in the garage of #1081. To be paid from the reserve account.

**Motion:** Bruce Orendorf

**Second:** Thomas Bestwick

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

### **F. ROOF REPAIRS FOR BUILDING 12 - ROOF TILES MISSING**

#### **Resolved**

Board resolved to approve the repair estimate from Roofing Enterprises to replace the missing roof tiles on building 12. To be paid from the reserve account.

**Motion:** Bruce Orendorf

**Second:** Thomas Bestwick

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

### **G. WINDOW BLIND REPLACEMENT CLUBHOUSE AND FITNESS ROOM**

#### **Resolved**

Board resolved to table until a future meeting.

**Motion:** Don Szyndrowski

**Second:** Bruce Orendorf

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

### **H. EXTRUDED CURB REPAIRS - ROUND TWO**

#### **Resolved**

Board resolved to approve the estimate from Arizona Spruce Up to repair the extruded curbs. To be paid from the reserve account.

**Motion:** Bruce Orendorf

**Second:** Thomas Bestwick

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

## **I. PET WASTE STATIONS - 3 TO BE INSTALLED IN GREENBELT**

### **Resolved**

Board resolved to approve the three pet waste stations to be ordered and installed in the green belt area at a cost not to exceed \$1,650.00. To be paid from the reserve account.

**Motion:** Kenneth Padgham

**Second:** Bruce Orendorf

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

## **J. REVIEW PET WEIGHT RULE REVISION**

### **Resolved**

Board resolved to approve the removal of the pet weight limit from the rules document.

**Motion:** Bruce Orendorf

**Second:** Ronald Rossman

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

## **K. LEAKING HOSE BIB REPLACEMENTS**

### **Resolved**

Board resolved to approve the estimate from ABC Waterworks to replace leaking hose bibs with a limit of twenty-five units per time at a cost of \$1,325.00. To be paid from the reserve account.

**Motion:** Bruce Orendorf

**Second:** Ronald Rossman

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

## **L. SIGN PLACEMENT AND BEAUTIFICATION**

### **Resolved**

Board resolved to table until a future meeting.

**Motion:** Thomas Bestwick

**Second:** Ronald Rossman

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

## **M. DECK RECOATING**

## **VII. SCHEDULING OF NEXT BOARD MEETING**

The next board meeting is scheduled for Tuesday, June 18, 2024.

## **VIII. ADJOURNMENT**

### **Resolved**

Board adjourned the meeting at 8:22 pm.

**Motion:** Don Szyndrowski

**Second:** Bruce Orendorf

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

**IX. HOMEOWNER FORUM - ALL ITEMS**

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Topic Discussed by Owners

1. Cleaning or replacement of stinky trash bins

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**APPROVED**

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**DATE**