

MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

November 19, 2024, Board of Directors Open Session Meeting

November 19, 2024 7:00 PM
Community Clubhouse - And Via TEAMS
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

Ridley Bestwick attended virtually
Elizabeth McClure, Community Manager, FirstService Residential attended virtually

I. CALL TO ORDER

With a verified Quorum, Don called the meeting to order at 7:00 PM

II. MINUTES

Motion: Ronald Rossman
Second: Bruce Orendorf

▶ **Resolved**
The motion passed unanimously

III. REPORTS

A. PRESIDENT'S REPORT

No President's report was provided.

B. MANAGER'S REPORT

A brief Managers report was provided

IV. FINANCIALS

History

Motion: To accept the Treasurers Report for October 2024 as presented.

Motion: Ronald Rossman
Second: Bruce Orendorf

▶ **Resolved**
The motion passed unanimously

V. OLD BUSINESS

A. 2025 OPERATING BUDGET

Resolved

This Agenda item was moved to the end of the meeting. Ridley provided a detailed and thorough report highlighting the 2025 Operating Budget and the recommended Reserve contributions and answered questions from the membership.

B. GATE CALL BOX APPROVAL

Resolved

Motion: To rescind the previously approved Door King Call Box Entry System.

Bruce made a motion to table the gate call box approval decision until homeowners can be surveyed on the type of functionality that they would like to see to determine the amount of control managed by the gate entry system.

First Motion

Motion: To rescind the approval of the Door King Call Boxes

Motion: Bruce Orendorf

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

Second Motion

Motion: Bruce Orendorf

Second: Ronald Rossman

AYEs: Kenneth Padgham, Ronald Rossman, Bruce Orendorf

NAYs: Don Szyndrowski, Thomas Bestwick

▶ **Resolved**
The motion passed

C. RECODING OF BACKFLOW RELATED PLUMBING REPAIRS

Resolved

Motion: To approve invoice 23070 in the amount of \$2,260.96, and invoice 23184 in the amount of \$2,260.97, and invoice 23373 in the amount of \$1,104.49, for a grand total of \$5,626.42, from ABC waterworks from GL Code 5781 Backflow Inspections to GL Code 5720 Plumbing Repairs.

Motion: Bruce Orendorf

Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. ARCHITECTURAL REQUEST FROM #2017

Motion: To approve the homeowner request to install front and rear screen doors with the approved HOA vendor and in accordance with the specific guidelines.

Motion: Kenneth Padgham

Second: Bruce Orendorf

- ▶ **Resolved**
The motion passed unanimously

B. ARCHITECTURAL REQUEST FROM #2085

Motion: To allow homeowners to display Holiday lights and decorations from the day after Thanksgiving until 2nd of January. Approved areas to include the front door, patio or balcony, shrubs around patio or front entrance and the light post at the front of the building.

All lighting cords must be hidden and installed in a safe manner and not in traffic areas.

Motion: Bruce Orendorf

Second: Ronald Rossman

AYEs: Kenneth Padgham, Ronald Rossman, Bruce Orendorf

NAYs: Don Szyndrowski, Thomas Bestwick

- ▶ **Resolved**
The motion passed

C. RESERVE STUDY UPDATING

Motion: To approve the engagement of Association Reserves to conduct a Reserve Study performed over the next three consecutive years at a cost of \$2,030 each year. The cost of the Reserve Study is to be paid from the Reserve account.

Motion: Thomas Bestwick

Second: Kenneth Padgham

- ▶ **Resolved**
The motion passed unanimously

D. ROOF MAINTENANCE

Motion: To approve proposal for roof maintenance for building 5 and 50 in the amount of \$1,150.00 each for a total of \$2,300.00. Work to be completed by Roofing Enterprises and paid from the Operating Account.

Motion: Bruce Orendorf

Second: Ronald Rossman

- ▶ **Resolved**
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

January 21, 2025, Annual Meeting of the Membership and Election. Please note this is the 3rd Tuesday of the month due to a scheduling conflict.

VIII. ADJOURNMENT

Resolved

The meeting was adjourned at 9:01 PM

IX. HOMEOWNER FORUM - ALL ITEMS

This portion of the meeting is devoted to unit owners' comments and discussion of those items. Each owner is asked to limit their discussion to three minutes.

APPROVED

DATE