

MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

October 2024 Board of Directors Open Session Meeting

October 22, 2024 7:00 PM

Via TEAMS

Scottsdale, AZ

MINUTES

Directors Present

Don Szyndrowski - President
Ronald Rossman - Vice President
Kenneth Padgham - Vice President
Bruce Orendorf - Vice President

Directors Absent

Thomas Bestwick - Treasurer

Additional Attendees

Elizabeth McClure
Community Manager
FirstService Residential

I. CALL TO ORDER

Don called the meeting to order at 7:10 PM

II. MINUTES

Resolved

Motion: To approve the September Open Meeting Minutes as presented.

Motion: Kenneth Padgham

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

III. REPORTS

A. PRESIDENT'S REPORT

Don indicated that he had no report for this meeting.

B. MANAGER'S REPORT

Elizabeth gave a brief report while reviewing the weekly update report provided to the Board of Directors in the meeting packet.

IV. FINANCIALS

History

Don shared the Treasurers report in detail by reading aloud to the membership.

Motion: To approve the Treasurers Report for September 2024 as presented.

Motion: Ronald Rossman
Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

V. OLD BUSINESS

A. 2025 OPERATING BUDGET APPROVAL

Resolved

Motion: To approve the 2025 Budget of \$1,161,600.00. The annual assessment for 2025 is \$5,280.00 and will be invoiced monthly at \$440 per month. Comprised of \$320.00 per month for operating expenses and \$120.00 per month contribution to the Reserve.

Motion: To approve an increase to the working capital contribution from \$1,800.00 to \$1,980.00 per escrow based on the 2025 Monthly Assessment, 4.5 times equals \$1,980, an increase of \$180, within the 10% limit. The Resolution will automatically increase Working Capital Contribution to \$1,980 for escrow transaction effective on and after January 1, 2025.

Motion: To approve an annual allocation of \$500.00 from the Clubhouse Expense budget for 2025 to the Social Committee for expenses not including alcoholic beverages or food incurred for approved community events. The Motion authorizes the Social Committee Chairperson to be reimbursed by the Community Manager. This is a renewal of past practices.

First Motion

Motion to approve the 2025 Budget as presented

Motion: Ronald Rossman
Second: Kenneth Padgham
AYEs: Kenneth Padgham, Don Szyndrowski, Ronald Rossman
NAYs: Bruce Orendorf

▶ **Resolved**
The motion passed

Second Motion

Motion to approve increase to the Working Capital Fee

Motion: Kenneth Padgham
Second: Ronald Rossman
AYEs: Kenneth Padgham, Don Szyndrowski, Ronald Rossman
NAYs: Bruce Orendorf

▶ **Resolved**
The motion passed

Third Motion

Motion to approve \$500 Annual Allocation for the Social Committee

Motion: Bruce Orendorf
Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. CONFIRM UNANIMOUS CONSENT EMAIL FOR POOL HEATER REPLACEMENT

Motion: To approve pool heater replacement with a Pentair Master Temp 400BTU Natural Gas ASME pool heater with 84% efficiency. The installed price with parts, labor and tax and disposal would be \$4,884.76 and to be completed by Alliance Aquatics and to be paid from the Reserve account.

Motion: Ronald Rossman
Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

B. GATE CALL BOX REPLACEMENT

Motion: To approve two new Door King call boxes in the amount of \$13,298.00 to be installed by Access Gates, to be paid from the Reserve account.

Motion: To approve two RDIF Readers be installed with the call boxes and 250 Initial Tags in the amount of \$8,122.00 by Access Gates, to be paid from the Reserve account.

First Motion

Motion to approve new Door King call boxes

Motion: Ronald Rossman
Second: Kenneth Padgham
AYEs: Kenneth Padgham, Don Szyndrowski, Ronald Rossman
NAYs: Bruce Orendorf

▶ **Resolved**
The motion passed

Second Motion

Motion to Table RDIF Reader and Tag for homeowner implementation

Motion: Bruce Orendorf
Second: Kenneth Padgham
AYEs: Kenneth Padgham, Ronald Rossman, Bruce Orendorf
NAYs: Don Szyndrowski

▶ **Resolved**
The motion passed

C. FIRE SIGNAGE APPROVAL

Motion: To approve Fire Signage in the amount of \$2,750.00 to be ordered from Realty Sign Company and to be paid from the Reserve account.

Motion: To approve sign installation in the amount of \$2,750.00, a budget of \$50 per building, to be awarded to the best vendor once determined, and to be paid from the Reserve account.

First Motion

Fire Signage Cost

Motion: Bruce Orendorf
Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

Second Motion

Fire Signage Installation

Motion: Bruce Orendorf
Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

D. FIRE ALARM AND FIRE SPRINKLER INSPECTION APPROVAL

Motion: To approve the Annual Fire Sprinkler and Alarm Inspection in the amount of 1,764.00 to be paid monthly in the amount of \$147.00 to Next Protection, to be paid from the Operating account.

Motion: To approve Next Protection to upgrade the radio transmitter at no cost to the HOA with a warranty cost of \$14.00 per month and to take over the monitoring of the Fire Alarm system, FREE for the first year and at a cost of \$28.00 per month thereafter to be paid from the Operating account.

Motion: To cancel the existing Alarm Monitoring Contract with 360 Degree Monitoring.

Motion: To cancel any phone lines possible with Century Link to cut cost for service that is no longer required due to the system upgrades.

First Motion

Motion to Approve Next Protection to conduct the 2024 Fire Alarm and Sprinkler Inspection

Motion: Bruce Orendorf

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

Second Motion

Motion to Approve Next Protection to Upgrade the communication system and become the Alarm Monitoring Contractor

Motion: Bruce Orendorf

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

Third Motion

Motion to cancel 360 Alarm Monitoring Contract

Motion: Bruce Orendorf

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

Fourth Motion

Motion to cancel landline service for Alarm Monitoring

Motion: Bruce Orendorf

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

E. MOTION TO RATIFY UNANIMOUS EMAIL FOR RECLASSIFICATION OF GL CODES

Motion: To approve the following seven (7) accounting reclassifications from October 11, 2024, email ratification.

1) Invoice #2-A29377, 9/07/2024, Careescape, \$1,594.60 to be paid from the Insurance Reserve for Storm Damaged tree removal from July 2024. This invoice is presently unpaid waiting for a directive to code it to GL Code 8303 Insurance Reserve.

2) We asked for invoice #5781, 6/17/2024, AZ Spruce Up, \$1,574.54 to be recoded to reserve GL code 8571C Concrete Work. It was paid coded to GL Code 5700. This item was recorded on the June General Ledger, but the reclassification was not made as of the August Financial.

3) Recode ELS Tree Service invoice in the amount of \$7,425.00 to a newly created GL Code for Tree and Stump Removals in the Reserve Account.

4) Hose Bibs Quantity of 20 at a cost of \$1060.00 was paid to ABC in the GL Code 5781 Annual Backflow Inspection. We want this to be recoded to Reserve GL Code 8556 Plumbing – Building.

5) We paid for tile roof repairs \$1,650.00 and the roof repairs to building 10 \$1175.00 for a total of \$2,825.00 from the reserve but now it has been decided that this should be coded to GL Code 5700 Building Maintenance.

6) Reclassify the payment of \$5,344.44 for back flow repairs paid to ABC Waterworks from GL Code 5781 Annual Inspection to GL Code 5720 Plumbing Repairs.

7) The income of \$5,463.00 noted on the revised General Ledger for August to be coded as income to GL Code 5090 Insurance to address to overpayment that was refunded in the same month.

Motion: Bruce Orendorf

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

The next Board meetings are scheduled as follows:

November 19, 2024, is the date for the November meeting which is the 3rd Tuesday due to the Thanksgiving Holiday. To be held in person at the clubhouse.

December 2024 - No meeting is scheduled

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. To be held in person at the clubhouse.

VIII. ADJOURNMENT

Resolved

The meeting was adjourned at 9:10 PM

IX. HOMEOWNER FORUM - ALL ITEMS

APPROVED

DATE