

MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing September 2024 Open Session Meeting

September 24, 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
Thomas Bestwick - Treasurer

Directors Absent

None

Additional Attendees

Elizabeth McClure
Community Manager
FirstService Residential

I. CALL TO ORDER

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

II. MINUTES

Resolved

A motion was made to approve the June 2024 Open meeting minutes as presented.

Motion: Thomas Bestwick

Second: Bruce Orendorf

▶ **Resolved**
The motion passed unanimously

III. REPORTS

A. PRESIDENT'S REPORT

No report was given at this meeting.

B. MANAGER'S REPORT

A brief report was given by Elizabeth and no questions were asked.

IV. FINANCIALS

History

Ridley provided a brief synopsis of the financial condition of the HOA as financially sound.

Ron made a motion to approve the financial statements as presented for June, July and August and the related Treasurers Reports.

Motion: Ronald Rossman

Second: Bruce Orendorf

▶ **Resolved**
The motion passed unanimously

V. OLD BUSINESS

A. APPROVAL OF REVISED CLUBHOUSE RENTAL AGREEMENT

Resolved

Bruce moved to approve the new clubhouse rental agreement as presented with the noted changes addressing valet parking.

Motion: Bruce Orendorf

Second: Thomas Bestwick

▶ **Resolved**
The motion passed unanimously

B. POOL HEATER REPLACEMENT AND WARRANTY

Resolved

The Board of Directors requested that Elizabeth ask Mike at Alliance Aquatics to locate and provide a cost to replace the failed heat exchanger in the broken pool heater which was not covered under the manufactures warranty and to service the working pool heater to ready it for the winter months.

VI. NEW BUSINESS

A. CONFIRM UNANIMOUS CONSENT EMAILS

Motion to approve roof repairs for two leaks at the clubhouse for \$1,050.00 with Roofing Enterprises to be paid from the Operating account. Ridley made the motion; Bruce seconded it, and the motion passed unanimously.

Motion to approve tile roof repairs at building 10 above #2020 for \$1,175.00 with Roofing Enterprises to be paid from the Operating account. Ron made the motion, Ridley seconded it, and the motion passed unanimously.

Motion to approve tile roof repairs for miscellaneous storm damage and fallen tiles for \$ 1,650.00 with Roofing Enterprises to be paid from the Insurance Reserves account. Ron made the motion and Bruce seconded it, and the motion passed unanimously.

Motion to approve Irrigation Audit for \$2,600.00 with Eco Verde to be paid from the Operating account. Ken made the motion, Bruce seconded it, and the motion passed unanimously.

Motion to approve emergency tree and cactus removals for \$1,950.00 with ELS to be paid from the Insurance Reserve account. Bruce made the motion, Ron seconded it, and the motion passed unanimously.

Motion to approve low voltage landscape lighting bulbs for \$298.35 from Amazon to be paid from the Operating account. Ridley made the motion and Ron seconded it, and the motion passed unanimously.

Motion to approve 60 additional rodent boxes at \$1,700.00 with Burns Pest Elimination to be paid from the Operating account. Ridley requested that Elizabeth have one box relocated to the four BBQ ramadas. Ridley made the motion and Ron seconded it, and the motion passed unanimously.

B. HOA INSURANCE RENEWAL

A motion was made by Ron to renew with the existing carrier CAU for \$73,685 as the Annual cost.

Motion: Ronald Rossman

Second: Bruce Orendorf

- ▶ **Resolved**
The motion passed unanimously

C. CORPORATE TRANSPARENCY ACT (CTA) REPORTING PROCEDURES AND ELECTION

After a brief discussion and explanation, Ridley made a motion for FS Residential to assist the Board in the preparation of the filing in the amount of \$450.

First Motion

Motion: Thomas Bestwick
Second: Bruce Orendorf

- ▶ **Resolved**
The motion passed unanimously

Second Motion

Bruce made a motion for Don to be the designated person for the filing of the report

Motion: Bruce Orendorf
Second: Ronald Rossman

- ▶ **Resolved**
The motion passed unanimously

D. GATE CALL BOX REPLACEMENT

Bruce made a motion to table the vote to a future meeting.

Motion: Bruce Orendorf
Second: Kenneth Padgham

- ▶ **Resolved**
The motion passed unanimously

E. ELS APPROVAL OF ADDITIONAL TREES ADDED TO THE FALL SERVICE CONTRACT

Bruce made a motion to table this topic until he can get a better understanding of what is needed and proposed. The tabling motion did not get a secondary and therefore failed. This motion did not pass.

Ridley made a motion to approve the additional tree removal work in the amount of \$3,125.00 and to be paid from the Reserve account.

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

- ▶ **Resolved**
The motion passed

F. CARESCAPE LANDSCAPE CONTRACT

A brief discussion was had, and no motion was made.

G. ARCHITECTURAL APPROVAL OF #2065 FLOORING REPLACEMENT REQUEST

Ken moved to approve the architectural request from unit #2065 regarding flooring replacement with the condition that the required underlayment be used.

Motion: Kenneth Padgham
Second: Ronald Rossman
AYEs: Kenneth Padgham, Thomas Bestwick, Ronald Rossman, Bruce Orendorf
NAYs: None

Abstained: Don Szyndrowski

▶ **Resolved**
The motion passed

H. 2025 BUDGET DISCUSSION

VII. SCHEDULING OF NEXT BOARD MEETING

VIII. ADJOURNMENT

Resolved

Don adjourned the meeting at 9:13 PM.

APPROVED

DATE