

**Mirage Crossing Resort Casitas Homeowners Association  
Board of Directors Open Session Minutes  
October 26, 2021**

**Board Members Present:**

Don Szyndrowski, President  
Dan Cunningham  
Jim Olivi  
Ken Padgham  
Ron Rossman

**Management Present:**

Laura Smith, Community Manager

**MINUTES**

**I. Call to Order:**

Don Szyndrowski called the meeting to order at 7:05 p.m.

**II. Review and Approval of Minutes – September 21, 2021**

A **MOTION** to approve the September 21, 2021 minutes was made by Ron R, seconded by Ken P and opened for discussion. Without further discussion, the motion passed unanimously.

**III. Committee Reports**

**a. President's Report – Don Szyndrowski**

**i. Policy Statements Reminder to Homeowners**

Don reminded homeowners about policy sent in April regarding care for unattended units.

**ii. CC & R Changes Release to Homeowners**

Don discussed the changes that are coming, town hall meetings for homeowner input and that Attorney will be present.

**b. Treasurer's Report – Ron Rossman**

Update provided by Ron Rossman

**c. Landscape Report - Cindy Cunningham**

Update provided by Cindy Cunningham

**IV. Administrative and Management Report**

Update provided by Laura Smith

**V. Old Business**

**a. New computer/peripherals for Office**

A **MOTION** to purchase a desk top computer, two 24 inch monitors and a stand up to a maximum of \$1,600 was made by Jim Olivi, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

**b. Patio ceiling heating appliance standards**

Dan Cunningham reviewed the Rule for Patio Ceiling Hanging Appliances DRAFT

A **MOTION** to accept the Ceiling Heating Standards, was made by Dan Cunningham seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

**c. ARC request – Unit 1088**

A **MOTION** to approve the architectural request for an LED hanging heater for the balcony was made by Ron Rossman, seconded by Jim Olivi and opened for discussion. (Nay -Szyndrowski, Cunningham, Padgham). Motion failed.

Laura Smith to contact HO.

**d. Tree Stump Removal Proposals**

**i. ELS - \$6,305.00**

A **MOTION** to accept the ELS proposal in the amount of \$6,305.00 made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion the motion passed unanimously.

**ii. Gothic - \$6,350.00**

**VI. New Business:**

**a. Review and Approval of 2022 Operating Budget – Frank Gollings**

A **MOTION** to approve the 2022 Budget, maintaining the monthly assessments at \$325, was made by Ken, seconded by Dan Cunningham and opened for discussion. Without further discussion, the motion passed unanimously.

**b. Ratify BBQ Grill Proposal – BBQ Doctors \$2,171.93**

A **MOTION** to approve BBQ Doctors proposal in the amount of \$2,171.93 was made by Dan Cunningham, seconded by Ron Rossman and opened for discussion. Without further discussion, the motion passed unanimously.

**c. Architectural Request Ratification – Nourani Unit 2029**

A **MOTION** to approve the architectural request for flooring was made by Ron Rossman, seconded by Dan Cunningham and opened for discussion. Without further discussion the motion passed unanimously.

**d. Termites Exteriors/Garages Vendor Review**

**e. Amazon Key System – TABLED**

Laura Smith provided overview.

Will look into upgrading call boxes.

**f. Date for Open Town Hall meeting to discuss CC & R changes**

Once a date is confirmed with attorney, Jessica Maceyko, a notice will be sent to homeowners.

Possible dates November 15 or November 16.

**VII. Open Forum**

**VIII. Next Meeting Date: Thursday, November 18, 2021**

**IX. Adjournment**

A **MOTION** to adjourn the meeting at 8:43 p.m. was made by Ron Rossman, seconded by Jim Olivi and opened for discussion. Without further discussion the motion passed unanimously.

Respectfully submitted,

Laura Smith  
Recording Secretary, Mirage Crossing