

MIRAGE CROSSING HOMEOWNERS ASSOCIATION
Board of Directors Meeting – Open Session
Meeting Minutes
October 18, 2022
7:00 p.m.
Webex Video Conference

Board Members Present:

Don Szyndrowski, President
Frank Gollings, Treasurer
Ken Padgham
Ron Rossman
Dan Cunningham

Management Present:

Sheila Cleary, CMCA

Minutes

- I. **Call to Order** – The meeting was called to order Don Szyndrowski called the meeting to order at 7:01 p.m.

- II. **Approval of Minutes** – The minutes of the September 6, 2022 Open Meeting and the August 8, 2022 special meeting were approved unanimously by the Board

- III. **COMMITTEE REPORTS:**
President’s Report – Don Szyndrowski
Treasurer’s Report – Frank Gollings
Manager’s Update – Sheila Cleary
Compliance Committee – Tabled to October

- IV. **Old Business**
 - a. Paint Project – Sheila Cleary provided an update on the progress of the project
 - b. The Board of Directors voted unanimously to approve the updated Rules and Regulations and the updated Responsibility Matrix. Both will be available on the website.

- V. **New Business**
 - a. **Budget Approval:**
Don Szyndrowski presented the Operating Budget and Frank Gollings presented the Budgets for the Reserve and Insurance Funds to the Board for discussion, followed by Q & A with the owners. The components of the monthly assessment are: Operating Expenses \$270.00, Reserve Fund \$80.00, and Insurance Fund \$10.00. A Motion was made by Frank Gollings and seconded by Ron Rossman to approve the 2023 Association Budget. The annual assessment for 2023 will be \$4,320.00. The assessment will be billed at \$360.00 per month effective January 1, 2023. After discussion, the motion was approved 4 - 1.

- b. Insurance Renewal Ratification:** This is a ratification of the Board's election to renew the Association's insurance policies into 2023 by unanimous vote.
- c. Reserve Study:** A Motion is made to accept the proposal from Association Reserves on September 22nd to update the Mirage Crossing Reserve Study for the year 2024. The fee for a single year update with a site-visit is \$3,000. A 50% deposit is payable with the contract to schedule and the balance is due on completion. It is proposed to sign the contract in November to secure a start date in January 2023 with delivery of the report in March. The deposit in November would be booked to Prepaid Expense and then reclassified to the Reserve Fund when the balance due is paid in 2023. The motion passed unanimously.
- d. Funds for Social Committee.** Motion was made by Frank and seconded by Ron to allocate \$500.00 of Clubhouse Expenses for 2023 to the Social Committee for expenses incurred for approved community events. After discussion, the motion was approved 5-0.

VI. Next Meeting Date: The next Board meeting scheduled for November 15, 2022

VII. Open Forum – 2 Minutes Per Homeowner: The Board fielded questions from Board members present.

VIII. Adjournment

With no further business brought before the Board of Directors, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,
Sheila Cleary, CMCA
Recording Secretary