

**MIRAGE CROSSING RESORT
CASITAS HOMEOWNERS
ASSOCIATION INC**

Mirage Crossing Board of Directors October 2023 Open Session Meeting

via WebEx
October 24 2023 – 7:00 PM



MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing Board of Directors October 2023 Open Session Meeting

October 24, 2023 7:00 PM
via WebEx
Scottsdale, AZ

MINUTES

Directors Present

Don Szyndrowski - President
Ronald Rossman - Director
Daniel Cunningham Jr - Director
Kenneth Padgham - Director
Frank Gollings Jr TTE - Treasurer

Directors Absent

None

Additional Attendees

Rustin Casey - Community Manager, FirstService Residential

I. CALL TO ORDER

Resolved

With quorum confirmed the meeting was called to order by board president Don Szyndrowski at 7:05pm.

II. MINUTES

Resolved

After review the minutes from the September Open Meeting were approved.

Motion: Daniel Cunningham Jr

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

III. FINANCIALS

A. TREASURER'S REPORT

Background

Frank Gollings provided an update on the current state and health of the financials.

IV. REPORTS

A. MANAGER'S REPORT

History

Rustin provided the manager's report and quick summary of association activities since the last meeting. Report accepted as presented.

B. PRESIDENT'S REPORT

Background

No report was provided this month in lieu of allowing time to discuss and review the 2024 Budget.

V. OLD BUSINESS

A. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

The board acknowledged and ratified all action previously taken via email with unanimous consent.

First Motion

Approval to use VoteHOA Now Electronic voting for the annual election.

Motion: Frank Gollings Jr TTE

Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

Second Motion

Approval for the Insurance proposal in the amount of \$71,679.00.

Motion: Kenneth Padgham

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. ARCHITECTURAL REQUESTS

Resolved

Dan Cunningham presented a proposal to adopt specifications for window tint to be used by owners that wish to apply this to their unit windows. After presentation and review the proposal was approved.

First Motion

Tint Spec Proposal

Motion: Daniel Cunningham Jr

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

Second Motion

Window tint request from September for unit #1009 approved with stipulations that new specs be met.

Motion: Frank Gollings Jr TTE

Second: Ronald Rossman

AYEs: Kenneth Padgham, Frank Gollings Jr TTE, Don Szyndrowski, Ronald Rossman

NAYs: Daniel Cunningham Jr

▶ **Resolved**
The motion passed

B. 2024 BUDGET APPROVAL

Background

Frank Gollings presented a draft of the 2024 Operating and Reserve budget along with supporting documents.

Resolved

Frank Gollings presented the proposal for the 2024 Operating Budget, and the Contributions to the Reserve and Insurance Funds for discussion by the Board. This was followed by Q&A with the owners. A Motion was made by Frank and seconded by Dan to approve the the 2024 Association Budget of \$1,056,000.00. The annual assessment for 2024 is \$4,800.00 and will be billed at \$400.00 per month effective on January 1,2024. The allocation of the monthly assessment are: Operating Expenses \$300.00 and the Reserve Fund \$100.00. A Contribution to the Insurance Fund has been suspended for 2024 After discussion, the Motion was approved unanimously.

First Motion

2024 Budget

Motion: Frank Gollings Jr TTE

Second: Daniel Cunningham Jr

► **Resolved**
The motion passed unanimously

Second Motion

A Motion was made by Frank Gollings and seconded by Ron to allocate \$500.00 of the Clubhouse Expense budget for 2024 to the Social Committee for expenses incurred for approved community events.

Motion: Frank Gollings Jr TTE

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

C. WORKING CAPITAL ASSESSMENT

Resolved

A Motion was made by Frank Gollings and seconded by Dan to approve a Resolution for a Working Capital Assessment (WCA) as authorized in the CC&Rs, Sec. 7.11. The WCA shall commence on Owners who purchase their Unit after the date the Resolution is recorded. The WCA amount is set at 4.5 times the regular monthly Common Expense Assessment. The initial WCA is \$1,800.00 and shall commence on January 1, 2024 on all Unit that close escrow on or after January 1, 2024. The WCA will go the the Reserve Fund for capital improvements. After discussion the motion was approved unanimously.

Motion: Frank Gollings Jr TTE

Second: Daniel Cunningham Jr

► **Resolved**
The motion passed unanimously

D. INSURANCE RESERVE FUND

Background

This item was covered in the budget approval. There was no further discussion.

E. GYM EQUIPMENT & WATER

Background

Don Szyndrowski acknowledged the gym equipment and water request and this item was tabled.

F. OUTDOOR UMBRELLAS

Background

After discussion Rustin directed to work with Ron to purchase umbrellas from Costco within the spending limit previously approved by the board.

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

After discussion the board approved th November meeting date of November 21st, 2023.

VIII. ADJOURNMENT

Resolved

With no further discussion the meeting was adjourned at 8:55pm.

IX. HOMEOWNER FORUM - ALL ITEMS

History

The floor was opened to homeowners. 16 homeowners were noted as present.

Items discussed:

1. Water for the gym
2. granite replenishment around the community
3. the addition of a violation report that can be shared during the open meeting.

APPROVED

DATE