

MIRAGE CROSSING HOMEOWNERS ASSOCIATION
Board of Directors Meeting – Open Session
May 16, 2023
7:00 p.m.
Webex Video Conference

Board Members Present:

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

Management Present:

Joyce Welter, CM

Minutes

I. Call to Order – Don Szyndrowski, President

Don Szyndrowski called the meeting to order at 7:01 p.m.

II. Review and Approval of Minutes April 18th, 2023

A **MOTION** to approve the April 18th, 2023, minutes, as written, was made by Ron Rossman, and seconded by Ken Padgham and opened for discussion. A correction is to be made to remove Frank Gollings as he was not in attendance for the April meeting, Frank also abstained from the vote as he was not in attendance for the last meeting. as well as removing the second motion to adjourn. Without further discussion, the motion passed unanimously.

III. COMMITTEE REPORTS:

President’s Report – Don Szyndrowski

Treasurer’s Report – April 2022 Financials – Frank Gollings

The April YTD surplus is \$44,229. The YTD surplus is expected to be lower for May due to the new landscape contract and payroll of the new Community Manager. Operating Cash of \$162,532 includes the proceeds of \$19,423 from recent insurance claim. The Reserve Fund balance is \$757,242.

The association currently has 4 CDs for \$100,000 each and one matures on July 31st.

- a) **Hot water replacement for clubhouse:** Motion to approve the Milar Plumbing invoice of April 25 for \$1,580.00 to install a hot water heater in the Clubhouse and charge to the Reserve Fund. The invoice was charged to GL 5720 Plumbing Repairs in April and should be reclassified to the Reserve Fund in May. The **Motion** was made by Frank Gollings and seconded by Ron Rossman and opened for discussion. The motion passed unanimously.

Managers’ Report: - Joyce Welter

IV. Old Business – New Community Manager

V. New Business

- A) **CD Purchase** - Motion to approve the purchase of a new CD in the Reserve Fund in the amount of \$100,000 through First Service Financial. The terms will be for 3 or 2 years at current market rate. The **Motion** was made by Frank Gollings and seconded by Ken Padgham and opened for discussion. The motion passed unanimously.
- B) **Reserve Study Invoice Update** - A Motion was approved on October 18, 2022, to Update the Reserve Study in 2023 for the amount of \$3,000.00 and charge to the Reserve Fund. A Motion is made to increase to \$3,200.00 to include the speaker's fee of the Project Manager of Association Reserves to attend the Webex owners meeting on April 4, 2023. If the invoice of \$200.00 has been paid in May, it should be reclassified to the Reserve Fund. The **Motion** was made by Frank Gollings and seconded by Ken Padgham and opened for discussion. The motion passed unanimously.
- C) **Architectural Requests** -Unit 2012 has submitted an architectural request to replace the flooring in his unit. He will be using the Sound Reducer 5 as his soundproofing. A **Motion** was made by Frank Gollings to approve this request and was seconded by Dan Cunningham, without further discussion, the motion passed unanimously.

I. **Next Meeting Date:** June 20, 2023, at 7:00pm

II. **Open Forum – 2 Minutes Per Homeowner**

The Board fielded questions from Board members present.

III. **Adjournment** - Don Szyndrowski adjourned the meeting at 7:27PM

Respectfully submitted,
Joyce Welter, Community Manager
Recording Secretary