



**MIRAGE CROSSING RESORT CASITAS
HOMEOWNERS ASSOCIATION INC**
**Mirage Crossing Board of Directors September 2023
Open Session Meeting**
September 19, 2023 7:00 PM
via WebEx
Scottsdale, AZ

MINUTES

Directors Present

Don Szyndrowski - President
Daniel Cunningham Jr - Director
Kenneth Padgham - Director
Ronald Rossman - 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 Don Szyndrowski at 7:01pm

II. MINUTES

Resolved

After discussion the minutes from the June meeting were approved as submitted.

Motion: Frank Gollings Jr TTE

Second: Daniel Cunningham Jr

▶ **Resolved**
The motion passed unanimously

III. FINANCIALS

A. TREASURER'S REPORT

Background

Treasurer Frank Gollings provided a report on the financial health and standing of the association. No major issues or concerns were reported.

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

Board President Don Szyndrowski presented the Presidents Report which addressed some observations and concerns within the association. This report was accepted as presented.

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 for purchase of Reserve Fund CDs

Motion: Frank Gollings Jr TTE

Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

Second Motion

Approval to move Insurance Reserves to higher yield MMA

Motion: Frank Gollings Jr TTE

Second: Daniel Cunningham Jr

▶ **Resolved**
The motion passed unanimously

Third Motion

Approval of the CareScape Over seed proposal in the amount of \$2669

Motion: Frank Gollings Jr TTE

Second: None

▶ **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. ARCHITECTURAL REQUESTS

Resolved

Unit 1105 - Front Entrance Tile - Board voted to approve the request for tile at the entrance of 1105 with the stipulation that this approval is only for this unit and not a blanket approval. The board is to establish a standard moving forward.

Unit 1009 - Item tabled at this time. Board would like to create a standard for window tinting to be used throughout the association before making a ruling on this request.

Motion: Ronald Rossman

Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

B. DRAINAGE PROPOSALS

Resolved

Item tabled at this time pending approval of the 2024 budget.

C. GUTTER PROPOSALS

Resolved

After discussion the board voted to approve the proposal from AAA Sun Control Rain Gutters in the amount of \$24,154.00 to be paid from reserves.

Motion: Daniel Cunningham Jr

Second: Frank Gollings Jr TTE

▶ **Resolved**
The motion passed unanimously

D. LOW VOLTAGE LIGHTS PROPOSAL

Resolved

Item tabled pending a late request for proposal from Good Neighbor Porter Services. Will be re-introduced at the October meeting.

E. INSURANCE PREMIUM

Resolved

A motion was made to table this issue pending the outcome of further work to provide a more affordable premium. The motion included a deadline of Friday September 22nd at noon. If no other solution is found the board will make a new motion and vote via email and unanimous consent.

F. MOVING POOL REPAIR EXPENSES TO RESERVES

Resolved

In the interest of time this items has been tabled until the October meeting. Rustin to provide Frank with the invoices that are in consideration of being re-classed as a reserve expense.

G. BBQ GRILL PROPOSAL

Resolved

After some discussion the board voted to approve proposal from BBQ Doctors to clean and service the 5 association grills in the amount of \$2104.

Motion: Ronald Rossman

Second: Kenneth Padgham

▶ **Resolved**
The motion passed unanimously

H. VIVE APPROVAL FOR ALLIANCE AQUATICS

Resolved

After some discussion the board has approved the following resolution.

IT IS HEREBY RESOLVED by this action that the Board of Directors has reviewed the matter and directs Management to inform Alliance Aquatics LLC that it is approved to serve the Association without insurance or license verification.

Motion: Frank Gollings Jr TTE

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

I. VIVE APPROVAL FOR BULLFROG POOL & TILE CLEANING

Resolved

After some discussion the board voted to approve the following resolution.

IT IS HEREBY RESOLVED by this action that the Board of Directors has reviewed the matter and directs Management to inform Bullfrog Pool & Tile Cleaning that it is approved to serve the Association without insurance or license verification through VIVE.

J. CLUBHOUSE SOCIAL COMMITTEE EXPENSE

Resolved

Item is tabled and a decision will be made as part of the 2024 Budget approval,

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next board meeting will be held on Tuesday, Oct, 24th at 7:00pm.

VIII. ADJOURNMENT

Resolved

With no further discussion the meeting was adjourned at 9:10pm.

IX. HOMEOWNER FORUM - ALL ITEMS

History

Seventeen (17) homeowners were present for the meeting. Items discussed were:

- 1.Landscaping
2. A letter was presented on behalf of the full time residents including an offer to partner with the board and management to help create resolutions to issues and concerns. Letter was not provided at this time so a full list of items was not available for the minutes.
3. Scheduling a Town Hall meeting to further hear the concerns of the full time residents to get a better understanding so that an action plan can be created.
4. Pool maintenance.

APPROVED

DATE