



MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing Board of Directors June 2023 Open Session Meeting

June 20, 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 at 7:04pm by Don Szyndrowski

II. MINUTES

Resolved

After review the minutes were approved with the following correction. The unit number noted in the arch review should be changed from #202 to #2022.

Motion: Kenneth Padgham

Second: Daniel Cunningham Jr

► **Resolved**
The motion passed unanimously

III. FINANCIALS

A. TREASURER'S REPORT

Background

Frank Gollings presented the Treasurer's on the current and future financial health of the association.

IV. REPORTS

A. MANAGER'S REPORT

History

The manager's report was accepted as presented.

B. PRESIDENT'S REPORT

Background

The Presidents report was provided by Don on the current status of the association and provided a few reminders to the residents.

V. OLD BUSINESS

A. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

The board acknowledged and ratified the action previously resolved via email in the Open Board Meeting. The action was for the Community Manager to be provided a P-Card by FirstService in the amount of \$2500 to be used for association purchases as directed by the board.

Motion: Ronald Rossman

Second: Daniel Cunningham Jr

▶ **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. TREE TRIMMING BIDS

Resolved

After some discussion the board made the following decisions.

Motion 1: The board voted to approve Proposal 21541 that included trees identified by CareScape as being the highest priority in need of trimming based on potential liability in the amount of \$17,626

The board tabled Proposal 21542 and the \$15,312 expense at this time pending a review of the 2024 Budget. These trees were identified by CareScape as needing trimming but not an immediate threat or liability.

Motion 2: The board voted to approve Proposal 21543, removal of 8 trees that were identified by CareScape as unhealthy or damaged beyond repair in the amount of \$3,684.

First Motion

Motion: Ronald Rossman

Second: Frank Gollings Jr TTE

▶ **Resolved**
The motion passed unanimously

Second Motion

Motion: Daniel Cunningham Jr

Second: Ronald Rossman

▶ **Resolved**
The motion passed unanimously

B. ARCHITECTURAL REQUESTS

Resolved

Unit 1105 - Sunshade and Tile - there was some discussion regarding the tile, it's location, and the designation as a limited common element area.

Sunshade - a motion was made to ratify the approval given for the sunshade.

Tile - a motion was made to approve tile for the patio only at this time. Rustin to investigate to see if the front entrance has already been completed.

Unit 2012 - A motion was made to ratify the approval given for the vinyl flooring installation with the stipulation that the owner contact the community manager in order to get a picture of the underlayment used prior to installation.

First Motion

Unit 1105 - Approval for sunshade on the patio to match the existing shade.

Motion: Daniel Cunningham Jr

Second: Ronald Rossman

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

NAYs: Daniel Cunningham Jr

▶ **Resolved**
The motion passed

Second Motion

Unit 1105 - installation of tile on patio only at this time.

Motion: Ronald Rossman

Second: Daniel Cunningham Jr

▶ **Resolved**
The motion passed unanimously

Third Motion

Unit 2012 - Installation of vinyl flooring with the stipulation that the manager be notified in order to get a picture of the underlayment label prior to installation.

Motion: Ronald Rossman

Second: Daniel Cunningham Jr

▶ **Resolved**
The motion passed unanimously

C. ROOFING PROPOSAL

Resolved

Item tabled until the 2024 Budget review. Rustin to source a 3rd proposal for roof inspection.

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next Board of Directors meeting is scheduled for Tuesday September 19, 2023.

The board will hold a workshop to discuss the 2024 Budget on Tuesday July 11th, 2023.

VIII. ADJOURNMENT

Resolved

With no further discussion the meeting was adjourned at 8:41pm.

IX. HOMEOWNER FORUM - ALL ITEMS

History

Thirteen (13) homeowners were present. Items discussed were:

1. Leaving some furniture out during the summer for residents to use. One suggestion was near the BBQ grill that is outside the pool bathroom.
2. What are is considered a limited common area outside of the unit's entry.
3. Concerns that the pool is not being cleaned properly and per-contract. Rustin to review the contract and work with the vendor to make sure all expectations are being met.

APPROVED

DATE