



MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing Resort Casitas May 27, 2025 Open Board of Directors Meeting

May 27, 2025 7:00 PM
Virtual via Microsoft Teams

MINUTES

Directors Present

Don Szyndrowski - President
Thomas Bestwick - Treasurer
Ronald Rossman - Vice President
Timothy Mikolajczyk - Vice President
Frank Gollings - Vice President

Directors Absent

None

Additional Attendees

Lance Parsons, Community Manager, FirstService Residential
Andi Helms, **CMCA, AMS**, Senior Vice President, North Region, FirstService Residential

I. CALL TO ORDER

With a confirmed Quorum, Don called the meeting to order at 7:05PM

II. MINUTES

Resolved

Motion: To accept the April 22, 2025 Open meeting minutes as presented.

Motion: Timothy Mikolajczyk

Second: Thomas Bestwick

AYEs: Don Szyndrowski, Ronald Rossman, Timothy Mikolajczyk, Thomas Bestwick

NAYs: None

Abstained: Frank Gollings

► **Resolved**
The motion passed

III. FINANCIALS

Resolved

Ridley presented the Treasurer's Report

Common area expense is higher than budgeted by \$2,700 due to plumbing expenses for the period.

There are currently \$2,245 in unpaid fines and late fees.

\$1,630 was collected with only 2 accounts behind in payments at this time.

An Executive Summary of the 2025 Reserve Study meeting will be scheduled in June 2025. At this meeting there will be a presentation of:

1. The Executive Summary of the Association Reserves, Reserve Study Report, dated April 17, 2025
2. The Reserve Fund - Funding Model Summary for the MCHOA 2026 Budget
3. Time for Q&A

A. APRIL 2025 FINANCIAL STATEMENT

Resolved

Motion: To accept the April 2025 Financials as presented.

Motion: Ronald Rossman

Second: Frank Gollings

► **Resolved**
The motion passed unanimously

IV. REPORTS

A. BOARD PRESIDENTS REPORT

Resolved

Don S. discussed the agenda items regarding revised patio/balcony ceiling appliances and decorative lighting. Don explained there will be no grandfathering of lighting currently installed. Ceiling fans are looking good and some fans are a safety hazard. These concerns are addressed in the revised Rules & Regulations and new Architectural standards.

B. MANAGERS REPORT

Resolved

Jonathan and David from Carescape and myself completed our weekly Friday comprehensive landscape walk and inspection and it was very informative. Steven, Jonathan, David & their Team took the time to meet with me on property to ensure that all landscape and irrigation concerns are addressed. They explained the transition of the turf areas, fertilization, irrigation, trimming and the six maintenance cycles. The Mirage Crossing property is really looking very nice overall and will only continue to get better as we get into the summer season! I look forward to the weekly Friday landscape walks with the Team and receiving the landscape reports moving forward.

I continue to meet with homeowners, tenants and vendors to ensure a seamless transition during this manager change.

Management will continue to send out e-mails to the community to communicate social events, community projects including the upcoming temporary Pool & Spa closure for cleaning, acid wash and general maintenance June 19th to June 25th 2025.

V. OLD BUSINESS

VI. NEW BUSINESS

A. ADOPTION OF NEW ARCHITECTURAL STANDARD FOR PATIO/BALCONY CEILING APPLIANCES

Resolved

Motion to add revised language and adopt new Architectural Standard for Patio/Balcony Ceiling Appliances.

Motion: Don Szyndrowski

Second: Thomas Bestwick

AYEs: Frank Gollings, Thomas Bestwick, Don Szyndrowski, Ronald Rossman

NAYs: Timothy Mikolajczyk

► **Resolved**
The motion passed

B. ADOPTION OF REVISED RULES & REGULATIONS

Resolved

Motion to adopt revised Rules & Regulations including Federal Flags standards.

First Motion

Motion: Ronald Rossman

Second: Frank Gollings

► **Resolved**
The motion passed unanimously

Second Motion

Motion to accept revised Fine Schedule including short term rentals.

Motion: Timothy Mikolajczyk

Second: Thomas Bestwick

► **Resolved**
The motion passed unanimously

C. ACCESS GATES ESTIMATES AND RECOMMENDATIONS

Resolved

Motion to approve Access Gates estimate 25-6662 and 25-6663 for a total of \$1,781.00 to complete required repairs of operating arm at the Cochise Drive entry gates to be paid from Operating account.

First Motion

Motion: Ronald Rossman

Second: Thomas Bestwick

► **Resolved**
The motion passed unanimously

Second Motion

Motion to Table access Gates estimate 35-6664 for main control board and expansion board at Cochise Drive gates.

Motion: Timothy Mikolajczyk

Second: Thomas Bestwick

► **Resolved**
The motion passed unanimously

D. ROOF REPAIR UNIT 2087

Resolved

Motion to approve estimate 1900 for roof repairs at Unit 2087 in the amount of \$1,475.00 to be paid from the Operating account.

Motion: Thomas Bestwick

Second: Frank Gollings

► **Resolved**
The motion passed unanimously

E. PRECISION CONCRETE CUTTING PROPOSALS

Resolved

The proposals from Precision Concrete were Tabled for further review.

F. ARC - ROLL DOWN SUN SHADE 1108 - VAN RYZEWYK

Resolved

The architectural application for Roll Down Sun Shades at Unit 1108, Van Ryzewyk was approved as submitted.

Motion: Frank Gollings

Second: Thomas Bestwick

► **Resolved**
The motion passed unanimously

G. ARC REQUEST FOR WINDOW SCREEN REPLACEMENT - 1003 HANSEN

Resolved

The architectural application for window screen replacement at Unit 1003, Hansen was approved as submitted.

Motion: Timothy Mikolajczyk

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

H. CLUBHOUSE RENTAL AGREEMENT

Resolved

Motion to approve the Clubhouse Rental Agreement revisions, additions and fees to include the separate rental of the game room and conference room were approved.

Motion: Thomas Bestwick

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next Open meeting will be held on Tuesday, June 24, 2025 at 7:00PM virtually only via Microsoft Teams.

VIII. ADJOURNMENT

Resolved

Motion to adjourn the Executive meeting at 8:20PM

Motion: Don Szyndrowski

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

APPROVED

DATE