

MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing Resort Casitas February 2025 Open Board of Directors Meeting

February 25, 2025 7:00 PM
Scottsdale, AZ

MINUTES

Directors Present

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

Directors Absent

None

Additional Attendees

Elizabeth McClure, Community Manager, FirstService Residential
Eric Schmidt, Regional Manager, FirstService Residential

I. CALL TO ORDER

With a confirmed Quorum Don called the meeting to order at 7:10 PM.

II. MINUTES

Resolved

Motion: To accept the January 2025 Open meeting minutes as presented

Motion: Ronald Rossman

Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

III. FINANCIALS

A. DECEMBER 2024 YEAR-END FINANCIAL

Resolved

Motion: To accept the **Restated** December 2024 Financials as presented.

Motion: Thomas Bestwick

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

B. JANUARY 2025 FINANCIAL STATEMENT

Resolved

Motion: To accept the January 2025 Financials as presented.

Motion: Ronald Rossman

Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

IV. REPORTS

Resolved

Elizabeth provided a brief report to the membership

A. MANAGERS REPORT

V. OLD BUSINESS

A. APPOINTMENT OF HOMEOWNER TO FILL VACANT BOARD POSITION

Resolved

Motion: To appoint Frank Golling's to complete the term of one year and fill the vacant board position as Vice President. This motion was made at the beginning of the meeting and Frank moved to the Board table and was then able to vote on the motions made during the meeting.

Motion: Thomas Bestwick
Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

B. ROOFING ENTERPRISES FLAT ROOF COATING

Resolved

Motion: To amend the June 18, 2024, motion and meeting minutes as follows:

The 2024 expense is projected to be \$30,082.00. The total amount of the Flat Roof Coating contract awarded to Roofing Enterprises is \$39,500.00 and is to be paid from the General Reserve account.

Motion: Thomas Bestwick
Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

C. ROOFING ENTERPRISES DECK COATING

Resolved

Motion: To amend the June 18, 2024, motion and meeting minutes as follows:

The contract is for 25 decks total at a cost of \$3,349.00 per deck. The total amount of the Deck Recoating contract awarded to Roofing Enterprises is \$83,725.00 and is to be paid from the General Reserve account.

Motion: Thomas Bestwick
Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

D. UPDATE ON GATE CALL BOX TRANSITION

This topic was covered in detail during Elizabeth's Manager Report

E. BUDGET BLINDS PROPOSAL TO REPLACE WINDOW BLINDS IN THE CLUBHOUSE AND FITNESS CENTER

Resolved

Motion: To approve proposal from Budget Blinds in the amount of \$3,839.70 for replacement of the six blinds in the fitness and game rooms to be the same style and color as currently exists or to match or close as possible to be paid from the Reserve account

Motion: Ronald Rossman

Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

F. REVIEW CLUBHOUSE RENTAL AGREEMENT UPDATE

Resolved

Motion: To accept the revised version of the Clubhouse Rental Agreement as presented

Motion: Timothy Mikolajczyk

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

G. ELS TREE SERVICE PROPOSAL FOR REMOVALS/TREE TRIMMING

Resolved

Motion: To table this topic until next meeting

Motion: Timothy Mikolajczyk

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

H. UPDATE OF WATER SUBMETERING INVESTIGATION

Resolved

Ridley explained the research that was conducted by the Board of Directors and that no decision had been made about moving forward.

Don explained the cost and other details that lead the Board to table this topic indefinitely.

VI. NEW BUSINESS

A. UNANIMOUS CONSENT EMAIL APPROVING 1027 ARCHITECTURAL REQUEST FOR PATIO DOOR REPLACEMENT

Resolved

Motion: To confirm the Board approved the architectural request as presented for #1027 via email and agreed unanimously

Motion: Thomas Bestwick

Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

B. REVIEW ARCHITECTURAL REQUEST FROM 2054 FOR FLOORING UNDERLAYMENT APPROVAL

Resolved

Motion: To accept the architectural request to replace the existing kitchen and bath tile with new tile in the same areas with no new underlayment required

Motion: Ronald Rossman

Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

C. REVIEW ARCHITECTURAL REQUEST FROM 1101 FOR REAR PATIO REMOVAL AND REPLACEMENT

Resolved

Motion: To approve the removal of the concrete at the home patio to investigate the cause for the moisture that is coming through the center on the concrete slab

Motion: Timothy Mikolajczyk

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

D. REVIEW ARCHITECTURAL REQUEST FROM 2102 FOR BALCONY RETRACTABLE SHADE INSTALLATION

Resolved

Motion: To accept as presented the architectural request for the homeowner to install a retractable sunshade for the balcony. The shade is to be placed out of view when the shade is retracted, installed professionally and to be a similar color to the stucco

Motion: Timothy Mikolajczyk

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

E. APPROVAL OF PROPOSAL FROM JAZ BACKFLOW PREVENTION FOR TO FOUR BACKFLOWS PREVENTERS

Resolved

Motion: To accept the proposal from JAZ Backflow Prevention in the amount of \$2,498.00 to repair the for backflow preventors that did not pass the Annual Inspection in January to be paid from the Operating account.

Motion: Thomas Bestwick

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

F. APPROVAL OF PROPOSAL FROM JAZ BACKFLOW PREVENTION TO REPLACE LEAKING HOSE BIBS

Resolved

Motion: To accept the proposal from JAZ Backflow Prevention in the amount of \$2,462.50 to replace 20 leaking hose bibs to be paid from the Reserve account

Motion: Ronald Rossman

Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

G. APPROVAL OF ASPHALT REPAIR AND SEALCOATING

Resolved

Motion: To table this topic until the next meeting to obtain additional information and estimates.

Motion: Ronald Rossman

Second: Timothy Mikolajczyk

► **Resolved**
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

VIII. ADJOURNMENT

APPROVED

DATE