FirstService RESIDENTIAL

MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing Resort Casitas January 26, 2026 Open Board of Directors Meeting

January 26, 2026 10:00 AM
Community Clubhouse
11500 East Cochise Drive
Scottsdale, AZ 85259

MINUTES

Directors Present
Don Szyndrowski - President
Thomas Bestwick - Treasurer
Ronald Rossman - Vice President

Directors Absent
Timothy Mikolajczyk - Vice President
Frank Gollings - Vice President

Additional Attendees
Lance Parsons, Community Manager, FirstService Residential

I. CALL TO ORDER

With a confirmed Quorum, Don called the meeting to order at 10:03AM MST/AZ Time.

II. MINUTES

Resolved

Motion: To accept the November 18, 2025 Open meeting minutes as presented.

Motion: Thomas Bestwick
Second: Ronald Rossman

► ***Resolved***
The motion passed unanimously

III. FINANCIALS

A. NOVEMBER AND DECEMBER 2025 FINANCIAL STATEMENTS

Resolved

Motion: To approve the Treasurer’s Report of the November and December 2025 financial results as presented.

Operations

For November 2025 there was an actual surplus of $13,799 from Operations against a budgeted surplus of $6,041. This excess surplus is mainly due to $7,475 of expenses in previous months coded to annual backflow test being reclassified to Reserves in November.

For 11 months there is YTD Operating surplus of $13,020 mainly attributable to tree trimming/removal being under budget by $24,289.

So Operations are on budget (<2% variance).

Balance Sheet

Operating Cash is $94,229.

Net Operating Cash is $72,332.

Accounts receivable are $10,141.

The outstanding amounts are:

- $7,723 in outstanding work order charges to be reimbursed by owners
- $888 in overdue assessments (1 unit)
- $1,290 in unpaid fines, and
- $240 in unpaid late charges.

FSR is following normal collection procedures.

Accounts payable are $28,503.

Reserves

The Insurance Reserve Fund balance is $52,700.

The Capital Reserve Fund balance is $1,279,747.

Reserve Funds investments are yielding a 3.99 % annualized return.

Capital Projects

There are capital projects in progress with a balance outstanding of $50,946, mainly being the Common Deck Maintenance project with $46,886 of work that may still be required,

YTD there has been $109,150 paid out of Capital Reserves.

Operations

For December 2025 there was a deficit of $3,412 from Operations resulting in a $5,028 unfavorable variance.

For the 2025 year, there was a surplus of $9,608 from Operations.

I will be reviewing the overall financial results for 2025 at the upcoming AGM.

Balance Sheet

Operating Cash is $89,413.

Net Operating Cash is $68,920.

Accounts receivable are $11,031.

The outstanding amounts are:

- $9,071 in outstanding work order charges to be reimbursed by 2 owners and unpaid fines which are in dispute. Both have been referred to legal,
- $1,320 on unpaid monthly assessments (1 owner),
- $640 in unpaid RFID transmitters and late charges.

FSR is following normal collection procedures.

Accounts payable and accrued expenses are $15,058.

Reserves

The Insurance Reserve Fund balance is $52,850.

The Capital Reserve Fund balance is $1,311,527.

Reserve Funds investments yielded a 3.98 % annualized return for 2025.

Capital Projects

There are capital projects in progress with a balance outstanding of $50,946,
mainly being the Common Deck Maintenance project with $46,886 of work that may still be required.

$109,150 was paid out of Capital Reserves in 2025.

Motion: Ronald Rossman
Second: Don Szyndrowski

► ***Resolved***
The motion passed unanimously

IV. REPORTS

A. BOARD PRESIDENTS REPORT

Resolved

The board president had no report.

B. MANAGERS REPORT

Resolved

2026 Annual Meeting Update: January 27, 2026 at 7:00PM with registration at 6:30PM

C. CUSTOMER CARE REPORT

Background

The customer care report was e-mailed for review by the Board of Directors.

V. OLD BUSINESS

A. ANNUAL GENERAL MEETING JANUARY 27, 2026

Resolved

Call for Candidates to mailed and e-mailed week of November 17th.

Deadline to return candidacy Biographies December 8th

Online voting through Vote HOA Now to start December 15th

Annual General Meeting Date January 27, 2026 at 7:00PM with registration at 6:30PM

VI. NEW BUSINESS

A. TIMOTHY MIKOLAJCZYK, VICE PRESIDENT RESIGNATION

Resolved

Motion to accept Tim Mikolajczyk's resignation from the Board of Directors effective December 31, 2025

Motion: Ronald Rossman
Second: Thomas Bestwick

► ***Resolved***
The motion passed unanimously

B. PRECISION CONCRETE ESTIMATES

Resolved

Tabled for more information.

C. LIFTMASTER - MY Q PRICING UPDATE FROM ACCESS GATES

Resolved

Motion to continue with the current level of service and maintenance plan with My Q and Access Gates.

Action Item: Notify Access gates to continue with the current level of service and maintenance plan with My Q.

Motion: Thomas Bestwick
Second: Ronald Rossman

► ***Resolved***
The motion passed unanimously

D. ARC SAILER UNIT 2018 2ND FLOOR INTERIOR FLOOR REPLACEMENT W/5 MM CENTAUR UNDERLAYMENT/VINYL PLANK

Resolved

Motion to approve the ARC application for Mr. Sailer, Unit 2018 for 2nd floor interior floor replacement with 5 mm Centaur underlayment and new vinyl plank. Stipulation: The Board will require an inspection of the materials once on-site and prior to installation to ensure compliance with the minimum standards.

Motion: Thomas Bestwick
Second: Don Szyndrowski

► ***Resolved***
The motion passed unanimously

E. COLLECTION POLICY FOR DELINQUENT WORK ORDER REIMBURSABLES

Resolved

Motion to approve the delinquency policy provided by Sharon Manery, Sr Manager - Resale/Disclosure & Pre-legal Department. Late Notice to be sent if there is minimum balance of $100.00 for all Reimbursable Work Orders.

Motion: Don Szyndrowski
Second: Thomas Bestwick

► ***Resolved***
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

Annual Meeting is scheduled for Tuesday, January 27, 2026 via Microsoft TEAMS and in person at the Community Clubhouse at 7:00PM MST/AZ Time

The next Open Board meeting will be held Tuesday, February 24, 2026 via Microsoft TEAMS and in person at the Community Clubhouse at 7:00PM MST/AZ Time

VIII. ADJOURNMENT

Resolved

Motion to adjourn the Open meeting at 10:35AM

Motion: Don Szyndrowski
Second: Ronald Rossman

► ***Resolved***
The motion passed unanimously

APPROVED	DATE