



MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing Resort Casitas February 24, 2026 Open Board of Directors Meeting

February 24, 2026 7:00 PM
Community Clubhouse
11500 East Cochise Drive
Scottsdale, AZ 85259

MINUTES

Directors Present

Don Szyndrowski - President
Ronald Rossman - Vice President
Elsie Kallal - Vice President

Directors Absent

None

Additional Attendees

Lance Parsons, Community Manager, FirstService Residential

I. CALL TO ORDER

Motion: With a confirmed Quorum Don will call the meeting to order at 7:03PM MST/AZ Time.

A. ORGANIZATION OF OFFICERS

Resolved

1st Motion: Don Szyndrowski to serve as Board President

2nd Motion: Ron Rossman to serve as Board Vice President

3rd Motion: Ellie Kallal to serve as Board Treasurer

First Motion

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

Second Motion

Motion: Don Szyndrowski

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

Third Motion

Motion: Don Szyndrowski

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

II. MINUTES

Resolved

Motion: To accept the January 26, 2026 Open meeting minutes as presented.

Motion: Elsie Kallal

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

III. FINANCIALS

A. JANUARY 2026 FINANCIAL STATEMENT

Resolved

Motion: To approve the Treasurer's Report of the January 2026 financial results as presented.

Operations

For January 2026 there was a deficit of \$6,577 from Operations resulting in a \$5,028 unfavorable variance.

For January 2026, there was a surplus of \$9,985 from Operations.

Balance Sheet

Operating Cash is \$95,185.

Net Operating Cash is \$78,906.

Accounts receivable are \$11,382.

FSR is following normal collection procedures.

Accounts payable and accrued expenses are \$12,113.

Reserves

The Insurance Reserve Fund balance is \$52,992.

The Capital Reserve Fund balance is \$1,350,288.

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.

Motion: Don Szyndrowski

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

IV. REPORTS

A. BOARD PRESIDENTS REPORT

Resolved

Don stated the Board of Directors is looking fill two positions. ff any members are interested in serving on the Board of Directors they can contact the community manager.

B. MANAGERS REPORT

Resolved

Lance Parsons has been obtaining bids from vendors for several upcoming projects including seal coat and crack filling of the streets, pool deck refurbishing, spa tile repairs, tree trimming and landscape enhancements. The individual gate entry codes have been assigned to all residents and vendors. The universal gate entry codes were disabled.

C. CUSTOMER CARE REPORT

Background

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

V. OLD BUSINESS

VI. NEW BUSINESS

A. PRECISION CONCRETE ESTIMATES

Resolved

Tabled for a revised estimate without the asphalt areas included.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

B. ALLIANCE AQUATICS - NEW PENTAIR HEAVY DUTY MASTERTEMP 400BTU NATURAL GAS HD ASME POOL HEATER

Resolved

Motion to approve estimate 1005 for the replacement of the old pool heater with a new Pentair Heavy Duty MasterTemp 400BTU Natural Gas HD ASME pool heater at a cost of \$5,461.26 to be paid from Reserves.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

C. AZ SPRUCE UP - COOL DECK BID

Resolved

Motion: Tabled for a revised bid.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

D. ARROWHEAD POOLS - DECK ESTIMATE

Resolved

Motion: Tabled for a revised bid.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

E. CARE SCAPE ARBORIST TREE TRIMMING ESTIMATE CONTRACT

Resolved

Motion to Approve Carescape's One Year Tree Trimming Contract Agreement for Late Winter / Spring 2026 in the amount of \$15,288.00 to be paid from Operating.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

VII. ALLIANCE AQUATICS - ESTIMATES FOR SPA FILTER - SAND VS. GLASS

Resolved

Motion to approve estimate 1006 in the amount of \$2,804.04 from Alliance Aquatics for a new spa filter with Active Glass Sand Media to be paid from Reserves.

Motion: Elsie Kallal

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

VIII. JAZ BACKFLOW - REPAIRS AT BLDG. 10 ESTIMATE 2571

Resolved

Motion to Approve estimate 2571 from JAZ Backflow for backflow repairs at building 10 in the amount of \$1,150.20 to be paid from Reserves.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

IX. SCHEDULING OF NEXT BOARD MEETING

Resolved

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

X. ADJOURNMENT

Resolved

Motion to adjourn the Open meeting at 7:45PM

Motion: Don Szyndrowski

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

APPROVED

DATE