



MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

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

March 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 called the meeting to order at 7:04PM MST/AZ Time.

II. MINUTES

Resolved

Motion: To accept the February 24, 2026 Open meeting minutes as presented.

Motion: Elsie Kallal

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

III. FINANCIALS

A. FEBRUARY 2026 FINANCIAL STATEMENT

Resolved

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

Motion: Ronald Rossman

Second: Don Szyndrowski

► **Resolved**
The motion passed unanimously

IV. REPORTS

A. BOARD PRESIDENT'S REPORT

Resolved

Management will e-mail the Mirage Crossing HOA Maintenance policy requirements reminder to the community regarding all plumbing fixtures, water lines and shutoff valves. The policy will also be posted in the bulletin board areas.

If any members are interested in serving on the Board of Directors they can contact the community manager.

B. MANAGERS REPORT

Resolved

Management tasks included scheduling Board approved projects with vendors and communicating project notifications and community updates via e-blasts. Thank you for reporting landscape issues and irrigation leaks which are being addressed and repaired on an urgent basis by CareScape.

Inquiries by residents included requests for account balance and assessment information, website registration instructions, resales & disclosures procedures, closing costs, etc. Insurance requests for the Association's coverage include e-mailing the Certificate of Insurance to Owners. Answered questions regarding what is covered by the monthly Assessment that includes the water, sewer, trash, basic TV Video through Cox Communications, exterior pest and rodent control by Burns Pest Elimination, as well as the Termite Warranty.

C. CUSTOMER CARE REPORT

Background

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

Inquiries included requests for account balance information, resales & disclosures procedures, closing costs, etc.

V. OLD BUSINESS

A. ARROWHEAD POOLS - DECK ESTIMATES AND SPA TILE REPAIRS

Resolved

Motion to accept Arrowhead Pools Deck Remodel Estimate 3024-3 for the inner ring of pool and spa area for \$28,507.16 to be paid from Reserves.

Motion: Elsie Kallal

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

B. PRECISION CONCRETE ESTIMATES

Resolved

Motion to approve Precision Concrete Cutting revised bid AZ96429SP for trip hazards 1/2" to 2" for a total of \$19,103.44 to be paid from Reserves.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. CACTUS PROPERTIES ESTIMATE 2884 FOR CLUBHOUSE VEGA REPAIRS AND CONDUIT PAINTING

Resolved

Motion to approve Cactus Properties Estimate 2884 for Clubhouse Vega Repairs and Conduit painting in the amount of \$588.26 to be paid from Operating.

Motion: Elsie Kallal

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

B. AZ SPRUCE UP - ROOF LEAK REPAIR BLD 8 UNIT 2015

Resolved

Motion to approve invoice 1154 from AZ Spruce Up Roofing LLC for a roof leak repair at building 8, Unit 2015 in the amount of \$1,485.45 to be paid from Operating.

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

C. STREET SEAL AND CRACK FILLING AND ASPHALT REPAIRS BID - ROADRUNNER SEALCOAT - BILL

Resolved

Motion to approve estimate from March 18, 2026 from Roadrunner Sealcoat and Repair crack seal, sealcoat and striping in the amount of \$30,800.00 to be paid from Reserves.

Motion: Elsie Kallal

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next Open Board meeting will be held Tuesday, April 28, 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 7:46PM AZ/MST Time

Motion: Don Szyndrowski

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

APPROVED

DATE