



MIRAGE CROSSING RESORT CASITAS HOMEOWNERS ASSOCIATION INC

Mirage Crossing Resort Casitas April 28, 2026 Open Board of Directors Meeting

April 28, 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
Mark Johnson - Treasurer

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 7:00PM MST/AZ Time.

A. APPOINTMENT OF NEW BOARD MEMBER TO SERVE REMAINDER OF VACATED POSITION TERM

Resolved

Motion to accept appointment of Mark Johnson as a new board member to serve the remainder of the vacated term though January 26, 2027 and the Annual General Meeting.

First Motion

Motion to nominate Mark Johnson to hold the board position of Treasurer.

Motion: Don Szyndrowski

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

Second Motion

Motion: Don Szyndrowski

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

II. MINUTES

Resolved

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

Motion: Elsie Kallal

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

III. FINANCIALS

A. MARCH 2026 FINANCIAL STATEMENT

Resolved

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

Revenue for the month of \$75,709. Total operating expenses \$69,682 for a net surplus of \$6,027.

Total Reserves of \$1,467,559

Interest earned YTD is \$14,893 with a current yield of 4.06%

First Motion

Motion to re-class tax revenue recorded in January 2026 in the amount of \$207.13 to the Reserve Fund GL 5080

Motion: Ronald Rossman

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

Second Motion

Motion: Ronald Rossman

Second: Mark Johnson

► **Resolved**
The motion passed unanimously

IV. REPORTS

A. BOARD PRESIDENT'S REPORT

Resolved

Don summarized the pool deck resurfacing process and dates of the project. Communication from management will include reminders via e-mail for pool closure, street sealcoat and other upcoming projects. Pool and Spa area will be closed May 4 to May 20th.

Don reminded members not to dispose bulk items, appliances and motor oil in the community dumpsters.

B. MANAGERS REPORT

Resolved

Recent management tasks included scheduling Board approved projects with vendors and communicating project notifications and community updates via e-blasts including spa tile repairs & pool deck refurbishing, street crack fill & sealcoat with new striping/curb painting and Spring/Summer tree trimming. Most of these projects will be completed during the month of May with dates subject to vendor scheduling. A landscape walk was completed with the team from CareScape to review recent landscape replenishment plans for the Clubhouse and gate entrances. Revised landscape enhancement plans are pending and will be presented to the membership for input and discussion prior to any approvals and installation. Thank you reporting the 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. There are a few new owners and I have walked each owner through what is covered by the monthly Assessment including 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

VI. NEW BUSINESS

A. FAN PALM TRIMMING (2) FROM CARESCAPE

Resolved

Motion to accept estimate 35427 from CareScape to trim two (2) Fan Palms for a total amount of \$228.00 to be paid from the Operating account.

Motion: Don Szyndrowski

Second: Ronald Rossman

► **Resolved**
The motion passed unanimously

B. ARC REQUEST - UNIT 2082 - SHERRY - NEW FLOORING AND UNDERLAYMENT

Resolved

Motion to approve new flooring and underlayment. ARC application for Unit 2082. Underlayment meets the ARC standard with Centaur SR5 5mm 4'x30' sound reducing and sound barrier per Rules and Regs.

Motion: Mark Johnson

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

C. NEXT PROTECTION - ESTIMATE TO REPAIR DEFICIENCIES AFTER ANNUAL FIRE INSPECTION

Resolved

Motion to approve Quote # D4671 for a grand total of \$4,218.62 from Next Protection to address Deficiencies on the Fire Sprinkler Inspection Reports for Mirage Crossing Resort Casitas to include

57 expired gauges at \$42.50 each and installed for \$2,422.50, 5 new gauges for \$650.60, 1 stuck switch \$465.52, 2 Reports at \$50 each for \$100 for a grand total of \$4,218.62 to be paid from the Reserve account. In addition, a smoke detector in the Fire Alarm Control Panel (FACP) room the Clubhouse to be hard wired and monitored by Next Protection was approved and the additional cost is pending.

Motion: Mark Johnson

Second: Elsie Kallal

► **Resolved**
The motion passed unanimously

VII. SCHEDULING OF NEXT BOARD MEETING

Resolved

The next Open Board meeting will be held Tuesday, May 26, 2026 via Microsoft TEAMS at 7:00PM MST/AZ Time

VIII. ADJOURNMENT

Resolved

Motion to adjourn the Open meeting at 7:40PM AZ/MST Time

APPROVED

DATE