

THE CROSSROADS AT MINGUS
HOMEOWNERS ASSOCIATION

P.O. Box 1122 Clarkdale, AZ 86324

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Board Agenda
October 6, 2025, 5:00 p.m.; Spirit of Joy Church

1. Call to Order
2. Roll Call - VERBAL
3. Approval of Previous Meeting Minutes
4. Old Business (conducted during Report)
 - a. Action Item 4 (Member notifications) - Secretary
 - b. Action Item 5 (ARC email status) - President
 - c. Action Item 6 (Unpaid Association Dues) - Treasurer
 - d. Action Item 7 (temporary and nonrecurring definitions from Atty) - President
 - e. Action Item 8 (Roll off cost/placement) - President
 - f. Action Item 9 (Fire Hazard Letter) - Secretary
 - g. Action Item 10 (Laptop warranty renewal) - Treasurer
 - h. Action Item 11 (Crossroads West rentals) - Treasurer
 - i. Action Item 12 (mailing letter to Lessors for rental info) - Secretary
 - j. Action Item 13 (Insurance Carrier comparison info to Secretary) - President
 - k. Action Item 14 (Members Email request) - Secretary
 - l.
5. President's Report
 - a. ARC Email creation (Action Item 5)
 - b. "Temporary" and "nonrecurring" definitions from attorney (Action Item 7)
 - c. Roll off cost/placement information for Fire Hazard Letter (Action Item 8)
 - d. Forward Insurance Carrier comparison information (Action Item 13)
 - e. CC&Rs
6. Vice-President's Report
 - a. CC&R 5.2A Annual Assessment Rate (possible reduction?)
 - b.
7. Secretary's Report
 - a. Bylaw 2.10, Record date closing for election purposes
 - b. Courtesy Notices and Violations status (Action Item 4)
 - c. Fire Hazard Letter (Action Item 9)
 - d. Emails received by the Board
 - e. Lessor Letter re rentals status (Action Item 12)
 - f. Election Information
 - g. Combining Lots 11 and 12
 - h. CC&R 4.7
8. Treasurer's Report
 - a. Financial (OneAZ statements and Treasurer reconciliation)
 - b. CMHOA West Rentals list update (Action Item 11)

- c. Strategic Fund Reserve CDs establishment information
 - d. Date Laptop Warranty renewed (Action Item 10)
 - e. Status of unpaid Association Dues and actions taken (Action Item 6)
 - f. CMHOA Insurance payment date
 - g.
9. ARC Chair Report
- a.
10. New Business/Open Discussion
- a. Need for Rental Application and Approval Process establishment: Owner application form completion and allowed fee (\$25) but not for renewal. Application Form to include name and contact information of any adult tenant, a description and license plate numbers of vehicles, time period of the lease including start and end dates (ARS 33-1806.01(C); lease verbiage requirements of compliance with CC&Rs and noncompliance by tenant resulting in lease default (CC&R 6.3 and 11.13).
 - b. Association Rule 4.2: amend to include definition of “temporary” and “nonrecurring” for visitors (i.e., overnight and less than seven nights)? What about overnight parking for business purposes? What about visitor parking timeline? What about visitor parking in front of other member’s home?
11. Q&A from Members
12. Adjournment

Action Items

	Action	Agenda Item	Responsible	Status	Completion Date
1.	Approve previous Board meeting minutes approved		Board	on-going	on-going
2.	Provide OneAZ monthly bank statements to Secretary		Treasurer	on-going	on-going
3.	Provide semiannual Review (July/December) of Accounting Report (Bylaw 4.9)		Treasurer	on-going	July December
4.	Member CC&R violation notification		Secretary / VP	on-going	on-going
5.	Research / create separate ARC email account		President	pending	
6.	Forward Collection Letters (delinquent assessments) to CHDB		Treasurer	pending	
7.	Obtain legal definitions of "temporary" and "nonrecurring" from Attorney; provide to Board		President	pending	
8.	Provide Roll off information cost, timeframe availability, and Lot placement for Fire Hazard letter		President	pending	
9.	Update Fire Hazard letter and mail to Unimproved Lot Owners		Secretary	pending	
10.	Pay invoice for Dell Basic Service Warranty		Treasurer	pending	
11.	Compile rental list of Crossroads West and provide same to Secretary		Treasurer	pending	
12.	Mail letter requesting lessee information		Secretary	pending	
13.	Provide insurance cost and carrier comparison information		President	pending	
14.	Request all Members provide email address		Secretary	pending	
15.	Revise Self-Nomination letter to include statement indicating CC&Rs have been read		Secretary	pending	9/9/2025
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18.					
19.					
20.					
21.					

Completed Items

	Item	Completion Date
1.	Insurance reimbursement	2/7/2025
2.	Spirit of Joy renewal (annual)	4/5/2025
3.	Street Parking (ARS 33-1818) Results, Notarization, Recorded, Town of Clarkdale and Members notified	4/9/2025 4/11/2025 4/23/2025
4.	Contact CHDB for Association Rules, Design Guidelines, and CC&R verbiage conflict	4/21/2025
5.	File IRS and Arizona Corporation Tax with copy to Secretary	4/11/2025
6.	Forward Enforcement Demand Letters (property violations) to CHDB	7/15/2025
7.	Forward email regarding Dell warranty renewal to Treasurer	7/15/2025
8.	Provide CMHOA East rental information to Treasurer	7/14/2025
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