**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**MARCH 12, 2025**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President (did not attend)  Patty Simon, Treasurer  Debra Demasek, Secretary  Randi Armstrong, Member at Large  Bill Scales, CMCA, Director of Business Development |
| **Called To Order** | 6:30 p.m. |
| **Administrative Matters** | **ADMINISTRATIVE MATTERS**  **Executive Session Disclosure**  *An announcement was made indicating that the Board will meet in Executive Session following the General Session Meeting, where the following issues will be discussed: hearings for non-compliance matters, member discipline, discussion and approval of executive session minutes, delinquencies, contractual, personnel, and legal matters, as permitted by California Civil Code.* |
| **Homeowner Input** | **HOMEOWNER FORUM**  No owners attended. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  February 12, 2025 General & Executive Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the January 2025 financial statement and approved as presented. Operating Account Balance: $182,898.23 Reserve Account Balance: $1,302,416.49  Outstanding Aging Balance: $5,513.00  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Wood Repair and Painting Proposals**  The Board reviewed proposals for a community wide painting and wood repair project from Empire Works, Brooker, Pilot Painting and Painting Unlimited as follows  Painting Wood Repair Total  Brooker $458,400.00 $38,745.00 $497,145.00  Empire $306,290.00 $67,550.00 $373,840.00  Painting Unlimited $280,000.00 $13,300.00 $293,300.00  Pilot Painting $350,900.00 $21,700.00 $372,600.00  Interviews were conducted at this meeting with Painting Unlimited, Pilot Painting and Empire Works.  A motion was duly made, seconded and carried to approve Empire Works as the vendor for the community wide wood repair and painting project. Empire to provide a revised proposal with a reduced wood repair cost. The revised proposal will be approved by the Board via email and added to the agenda of the next meeting for ratification.  **Roof Repairs**  A motion was duly made, seconded and carried to approve the following proposals from Jim Murray Roofing for roof repairs in the community:  118 La Mirage $1,895.00  2 Emeraude – skylight $2,270.00 |
| **Board Review** | **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List  Patrol Report |
| **Next Meeting Date** | 3/12/2025 |
| **Time Adjourned** | 8:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE