**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 LargeBill 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: $1,302,416.49Outstanding 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 TotalBrooker $458,400.00 $38,745.00 $497,145.00Empire $306,290.00 $67,550.00 $373,840.00Painting Unlimited $280,000.00 $13,300.00 $293,300.00Pilot Painting $350,900.00 $21,700.00 $372,600.00Interviews 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 $1,895.002 Emeraude – skylight $2,270.00 |
| **Board Review** | **Homeowner Correspondence & Reports Reviewed by the Board**Work Order ReportViolation ReportAction ListPatrol 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