**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**FEBRUARY 12, 2025**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President  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:  January 8, 2025 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the December 2025 financial statement and approved as presented. Operating Account Balance: $133,506.20 Reserve Account Balance: $1,264,293.43  Outstanding Aging Balance: $4,979.98  **Delinquency Report**  **Lien Approvals** – None  **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 and Painting Unlimited. The Board requested one additional proposal and to schedule interviews with the vendors at the next Board meeting.  A motion was duly made, seconded and carried to deny the request for reimbursement as a/c units and all related hardware is the maintenance responsibility of each individual owner.  **Draft Audit**  A motion was duly made, seconded and carried to approve the draft audit for the fiscal year ended 6/30/24 provided by Vanderpol & Company .  **Landscape Proposals**  The Board reviewed the following proposals from Harvest Landscape:  Cypress tree treatment $2,699.87  Emeraude – 3 trees in planters near garages $1,101.59  88 La Mirage – 1 15gal ligustrum $240.00  88 La Mirage – 1 15gal ligustrum $185.00  5 Diamante – 6 5gal little john $297.36  These items are tabled until the irrigation issues throughout the community that have been discussed during recent landscape walks are resolved by Harvest. |
| **Board Review** | **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List  Correspondence  Legislative Update |
| **Next Meeting Date** | 3/12/2025 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE