**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**JANUARY 10, 2024**

|  |  |
| --- | --- |
| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President  Kim Evans, Secretary (did not attend)  Patty Simon, Member  Debra Demasek, Member  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:  November 8, 2023 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the October & November 2023 financial statements and approved as presented.  Operating Account Balance: $103,388.46  Reserve Account Balance: $1,119,558.36  Outstanding Aging Balance: $5,158.36  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Stair Repair Proposals**  The Board reviewed proposals from Master Care Landscape for repairs to the entry stairs throughout the community as follows:  Stair Repairs $63,340.00  Stair Sealant and Caulking $6,360.00  An on-site meeting will be scheduled to go over the proposed repairs, determine the priority of the repairs and create a phasing plan.  **Roof Repair Proposal – 92 La Mirage**  The Board reviewed the following proposals for roof repairs from Jim Murray Roofing and Fontaine Weatherproofing:  A motion was duly made, seconded and carried to approve the proposal from Jim Murray Roofing at a cost of $13,700.00.  **Roof Repair Proposals – Roof Maintenance**  A report was provided by Fontaine Weatherproofing based on their recent community wide roof maintenance and inspection. The report included recommended repairs to the roofs throughout the community. The Board agreed the repairs will be phased over time since the majority of the repairs are cracked skylights that are not leaking at this time.  **Plumbing Repair – 6 Saphir**  A motion was duly made, seconded and carried to approve the proposal from Partners Plumbing to complete a main water line replacement at a cost of $4,705.00.  **Pool Deck Mastic Proposals**  The Board reviewed proposals from Marco Polo Pools and Alan Smith Pools to replace the mastic on the pool and spa deck.  A motion was duly made, seconded and carried to approve mastic replacement at a cost not to exceed $2,590.00. Request an additional proposal from Sean Hicks of CMH Home Service. Vendor to be chosen by the Board via email after the additional proposal is received.  **Election Services Proposal**  A motion was duly made, seconded and carried to approve the proposal from Accurate Elections for the 2024 Annual Election at a cost of $746.00. |
|  |  |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Correspondence  Roof Maintenance Report |
| **Next Meeting Date** | 2/15/2024 |
| **Time Adjourned** | 7:00 p.m. |

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**SECRETARY DATE**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## PRESIDENT DATE