**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**OCTOBER 11, 2023**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President  Kim Evans, Secretary  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**  One owner attended and items of discussion were:   * 1 Diamante – New landscape areas look nice. * General maintenance. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  September 13, 2023 General & Executive Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the August 2023 financial statement and approved as presented.  Operating Account Balance: $31,570.17  Reserve Account Balance: $1,024,530.07  Outstanding Aging Balance: $3,970.60  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Pool Replaster**  The following are proposals for replastering the pool:  Alan Smith Pools $19,556.00 + extras  Aquapur Pools $21,350.00 + extras  A motion was duly made, seconded and carried to approve the proposal from Alan Smith Pools to replaster the pool, including the addition of micro glass white quartz and initial water treatment at a cost not to exceed $22,500.00.  **Roof Repair Proposals**  A motion was duly made, seconded and carried to approve the following roof repair proposals from Jim Murray Roofing:  4 Diamant $2,362.00 replace 2 skylights  9 Emeraude $5,095.00  11 La Mirage $2,995.00  **Pine Tree Treatment**  The Board reviewed a proposal from Harvest Landscape for treatment of mites on 11 pine trees in the community at a cost of $3,945.97. It was the decision of the Board to table this item and monitor the trees. |
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| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Action List Report  Correspondence |
| **Next Meeting Date** | 11/8/2023 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE