**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**NOVEMBER 7, 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**  Several owners attended and items of discussion were:   * An owner requested the building her unit is in be tented for termites. * Irrigation coming on prior to 9pm. * A resident attended informing he is an electrician and requested to work in the community. * An owner attended regarding concerns with violations. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  October 11, 2023 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the September 2023 financial statement and approved as presented.  Operating Account Balance: $88,344.52  Reserve Account Balance: $1,080,326.44  Outstanding Aging Balance: $6,994.86  **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 Maintenance**  A motion was duly made, seconded and carried to approve the proposal from Jim Murray Roofing to complete a community wide roof maintenance along with rain gutter and downspout cleaning at a cost of $24,500.00.  **Roof Repair Proposal – 4 Diamant**  A motion was duly made, seconded and carried to approve the proposal from Jim Murray Roofing to replace 2 skylights at a cost of $2,362.00.  **Pool Replaster Proposal**  At the October Board meeting the Board approved Alan Smith to replaster the pool and additional items at a cost of $22,500.00. Representatives from Alan Smith informed their prices are firm and non negotiable.  A motion was duly made, seconded and carried to approve the proposal from Alan Smith as follows:  Replaster Pool – Items 1-12                 $19,556.00  Micro glass & white quarts – Item 14    $5,238.00  Initial water treatment – Item 19            $975.00  Total                                                      $25,769.00  **Stucco Repair Proposal – 5 Diamant**  The Board reviewed a proposal from A-Z Property Services to repair the stucco on the rear yard patio wall at a cost of $3,022.57. It was the decision of the Board to table this item and repair during the next community wide painting project.  **Wood Repair Proposal – 126 La Mirage**  A motion was duly made, seconded and carried to approve the proposal from Protec Building to complete wood and stucco repairs for the 2nd story planter box at a cost of $1,684.00. |
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| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Correspondence |
| **Next Meeting Date** | 1/10/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE