**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**MARCH 13, 2024**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, PresidentPaul Guthart, Vice President Kim Evans, Secretary (did not attend)Patty Simon, Member Debra Demasek, MemberBill 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 15, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**The Board reviewed the January 2024 financial statement and approved as presented. Operating Account Balance: $126,717.30 Reserve Account Balance: $1,119,313.90Outstanding Aging Balance: $4,374.60**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 $63,340.00Stair Sealant and Caulking $6,360.00An on-site meeting with Master Landscape took place 2/14/24 to go over the proposed repairs, determine the priority of the repairs and create a phasing plan. A motion was duly made, seconded and carried to approve the proposal from Master Landscape for the priority stair repairs at 92, 114, 133, 4, 14 and 57 La Mirage at a cost of $11,590.00. **Roof Repair Proposals**The Board reviewed the following proposals for roof repairs from Jim Murray Roofing:12 La Mirage $6,395.0053 La Mirage $11,000.0025 La Mirage $11,000.0074 La Mirage $11,000.00A motion was duly made, seconded and carried to approve the proposals from Jim Murray Roofing at a cost of $39,395.00. **Draft Audit**A motion was duly made, seconded and carried to approve the draft audit for the fiscal year ended 6/3/23 as presented by Vanderpol & Company. **SB 326 (Balcony Bill)**A motion was duly made, seconded and carried to approve the proposal from Empire Works to inspect the balconies in the community per SB 326 at a cost of $5,758.00. |
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| **Other** | **OTHER****Homeowner Correspondence & Reports Reviewed by the Board**Work Order ReportViolation ReportAction List Report  |
| **Next Meeting Date** | 3/13/2024 |
| **Time Adjourned** | 7:00 p.m. |

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 **SECRETARY DATE**

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##  PRESIDENT DATE