**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**MARCH 13, 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:  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: $1,119,313.90  Outstanding 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 $63,340.00  Stair Sealant and Caulking $6,360.00  An 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 $6,395.00  53 La Mirage $11,000.00  25 La Mirage $11,000.00  74 La Mirage $11,000.00  A 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. |
|  |  |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report |
| **Next Meeting Date** | 3/13/2024 |
| **Time Adjourned** | 7:00 p.m. |

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

**SECRETARY DATE**

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

## PRESIDENT DATE