**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**APRIL 10, 2024**

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| **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:  March 13, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the February 2024 financial statement and approved as presented. Operating Account Balance: $158,524.39 Reserve Account Balance: $1,143,966.20  Outstanding Aging Balance: $3,365.60  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Draft Budget & Reserve Study**  The Board reviewed the draft budget with a recommended monthly assessment per owner of $559.27 which is a 16.51% increase. The Board also reviewed the draft reserve study provided by Association Reserves with a funding level of 21.8%.  A motion was duly made, seconded and carried to approve the budget for the fiscal year 2024-2025 with a monthly assessment per owner of $560.00. Also, the Board approves the reserve study as presented by Association Reserves.  **Roof Repair Proposals**  The Board reviewed the following proposal for roof repairs from Jim Murray Roofing:  126 La Mirage $6,295.00  A motion was duly made, seconded and carried to approve the proposal from Jim Murray Roofing at a cost of $6,295.00.  **Insurance**  A motion was duly made, seconded and carried to approve the package insurance policies at an annual premium of $60,912.00 and the earthquake policy with an annual premium of $29,484.55. |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report |
| **Next Meeting Date** | 5/8/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE