**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**APRIL 12, 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 (did not attend)  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**  Two owners attended and items of discussion were as follows:   * Concerns about thefts/crime in the community. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  March 8, 2023 General & Executive Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the February 2023 financial statement and approved as presented.  Operating Account Balance: $117,120.87  Reserve Account Balance: $956,647.74  Outstanding Aging Balance: $3,359.63  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Vendor Presentation - Patrol**  Jared Lee of OC Patrol attended this meeting to discuss parking patrol and crime prevention. Items of discussion were as follows:  Crime Discussion:   * Recommends installing signs with penal code about no soliciting. * Recommends filing a no trespassing notice with the OC Sherriff. * Recommends cameras at entrances and offered to submit a proposal for this option. * Informed that drones can be used for crime prevention at a cost of approximately $10,000.00 per month.   Parking Disdussion:   * Suggested a parking permit program. The cost would be an additional $200.00 per month.   **Budget and Reserve Study**  The Board reviewed the draft budget for the fiscal year 2022-2023 and the reserve study presented by Association Reserves. It was recommended by Management to include a line item in the budget to fund “due to reserves”.  A motion was duly made, seconded and carried to approve the reserve study as presented by Association Reserves and the budget for the fiscal year 2023-2024 with a monthly assessment per owner of $480.00.  **Draft Audit**  A motion was duly made, seconded and carried to approve the audit for the fiscal year 2022-2023 as presented by Vanderpol & Company.  **Roof Repair Proposals**  A motion was duly made, seconded and carried to approve the following proposals from Jim Murray Roofing for roof repairs.  42 La Mirage – roof leak $10,095.00  133 La Mirage – roof leak $7,195.00  10 La Mirage – roof leak $4,795.00    **Landscape Proposal**  A motion was duly made, seconded and carried to approve the following proposals from Harvest Landscape.  Controller replacement $340.00 per month for 36 months  **Lighting Maintenance Proposal**  A motion was duly made, seconded and carried to ratify the decision made via email to approve the proposal from Protek Electrical to provide monthly lighting maintenance at a cost of $175.00 and terminate the contract with Comet Electric. This decision was made outside a regular meeting due to the lack of service from Comet and lighting problems throughout the community. |
|  | **Entry Stairs Repair Proposal – 57 & 59 La Mirage**  A motion was duly made, seconded and carried to approve repairs to the entry stairs and landing leading to these units at a cost not to exceed $15,911.53.  **Reimbursement Request – 102 La Mirage**  A motion was duly made, seconded and carried to deny reimbursement of $450.00 for plumbing expenses. The owner was replacing their water heater and there was a broken shut off valve that needed to be replaced. The valve was replaced as part of the epoxy coat project over 6 years ago. The valves replaced as part of this project were warrantied for 2 years and then were the maintenance responsibility of each owner. |
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| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Landscape Report  OCFA Brush Clearing Notice |
| **Next Meeting Date** | 5/10/2023 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE