**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, PresidentPaul Guthart, Vice President Kim Evans, SecretaryPatty Simon, Member (did not attend)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**Two owners attended and items of discussion were as follows:* Concerns about thefts/crime in the community.
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| **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: $956,647.74Outstanding 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 $10,095.00133 La Mirage – roof leak $7,195.0010 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 ReportViolation ReportAction List ReportLandscape ReportOCFA 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