**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**MAY 10, 2023**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, PresidentPaul Guthart, Vice President (did not attend)Kim Evans, SecretaryPatty Simon, MemberDebra 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:* One owner attended with questions about the budget.
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| **Minutes Approval** | **MEETING MINUTES**A motion was duly made, seconded and carried to approve the following minutes as presented:April 12, 2023 General & Executive Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**The Board reviewed the March 2023 financial statement and approved as presented. Operating Account Balance: $151,832.16 Reserve Account Balance: $968,035.55Outstanding Aging Balance: $4,120.70**Delinquency Report****Lien Approvals** – **Foreclosure Approvals** – None  |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:** **Roof Repair Proposals**A motion was duly made, seconded and carried to approve the following proposals from Jim Murray Roofing for roof repairs.57 La Mirage – roof leak $6,995.00 **Owner Reimbursement Request**The owner of 124 La Mirage is requesting reimbursement of $502.50 for costs incurred as a result of vehicle being towed.A motion was duly made, seconded and carried to deny the request since the vehicle was ticketed and towed per the parking rules and enforcement procedure for the Association.**SB326 (Balcony Bill) Proposal** The Board reviewed a proposal from Empire Works to complete the balcony inspections. An additional proposal will be obtained prior to the Board making a decision on this item. |
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| **Other** | **OTHER****Homeowner Correspondence & Reports Reviewed by the Board**Work Order ReportAction List ReportLandscape Report  |
| **Next Meeting Date** | 6/14/2023 |
| **Time Adjourned** | 7:00 p.m. |

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 **SECRETARY DATE**

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##  PRESIDENT DATE