**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**MAY 8, 2024**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President  Patty Simon, Treasurer (did not attend)  Debra Demasek, Secretary  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:  April 10, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the March 2024 financial statement and approved as presented. Operating Account Balance: $139,716.31 Reserve Account Balance: $1,134,488.86  Outstanding Aging Balance: $2,822.60  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  We are sad to report that long time Board member Kim Evans passed away Monday, May 6, 2024 after a fight with cancer. Kim tirelessly worked to  **Organizational Meeting**  A motion was duly made, seconded and carried to organize the Board as follows:  President Glenn Kassel  Vice President Paul Guthart  Treasurer Patty Simon  Secretary Debra Demasek  **Audit Proposal**  A motion was duly made, seconded and carried to approve the proposal from Vanderpol to audit the financial statements and prepare the taxes for the fiscal year ending 6/30/24 at a cost of $1,375.00.  **Stucco Repair Proposal – 7 Emeraude**  The Board reviewed a proposal from A-Z Property Services to repair the stucco around the balcony of this address at a cost of $1,532.81. It was the decision of the Board to table this proposal and schedule the work to be done during the next stucco painting project. |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report |
| **Next Meeting Date** | 6/12/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE