**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**MAY 8, 2024**

|  |  |
| --- | --- |
| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, PresidentPaul Guthart, Vice President Patty Simon, Treasurer (did not attend)Debra Demasek, SecretaryBill 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: $1,134,488.86Outstanding 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 KasselVice President Paul GuthartTreasurer Patty SimonSecretary 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 ReportViolation ReportAction List Report  |
| **Next Meeting Date** | 6/12/2024 |
| **Time Adjourned** | 7:00 p.m. |

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **SECRETARY DATE**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

##  PRESIDENT DATE