**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**JUNE 13, 2024**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President (did not attend)  Patty Simon, Treasurer  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**  Two owners attended and items of discussion were as follows:   * Assessment increase questions. * Stair repair status. * Landscape concerns. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  May 28, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the April 2024 financial statement and approved as presented. Operating Account Balance: $42,599.40 Reserve Account Balance: $1,111,921.74  Outstanding Aging Balance: $1,740.58  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Landscape Proposals**  The Board reviewed the following proposals from Harvest Landscape and agreed to table both.  94 La Mirage $1,278.00 Install st. augustine turf  Emeraude $1,101.59 Install 3 little gem magnolia trees  **Termite Treatment Proposals**  The Board reviewed proposals for community wide exterior termite treatment:  Accurate Termite $10,580.00 – 1 year warranty  Angelo Termite $11,400.00 – 1 year warranty  Quality Termite $12,600.00 – 1 year warranty  A motion was duly made, seconded and carried to approve the proposal from Accurate Termite to complete exterior termite treatment throughout the community at a cost of $10,580.00.  **Tree Trimming Proposal**  The Board reviewed a proposal from Harvest Landscape to trim 255 trees during the fall/winter at a cost of $16,925.25. The Board requested inspection of the trees be scheduled with Harvest Landscape to determine the trees that need to be trimmed. A revised proposal will be requested from Harvest based on the inspection. |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Owner Correspondence |
| **Next Meeting Date** | 7/18/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE