**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, PresidentPaul Guthart, Vice President (did not attend)Patty Simon, Treasurer 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**Two owners attended and items of discussion were as follows:* Assessment increase questions.
* Stair repair status.
* Landscape concerns.
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| **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: $1,111,921.74Outstanding 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 turfEmeraude $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 warrantyAngelo Termite $11,400.00 – 1 year warrantyQuality Termite $12,600.00 – 1 year warrantyA 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 ReportViolation ReportAction List ReportOwner 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