**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**JUNE 14, 2023**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President  Kim Evans, Secretary  Patty Simon, Member (did not attend)  Debra Demasek, Member  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:  May 10, 2023 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the April 2023 financial statement and approved as presented.  Operating Account Balance: $14,913.49  Reserve Account Balance: $976,248.71  Outstanding Aging Balance: $5,147.53  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Interior Repair Proposals**  Proposals were obtained from A-Z Property Services and Drymaster for interior repairs needed as a result of roof leaks.  A motion was duly made, seconded and carried to approve the following proposals:  44 La Mirage  A-Z Property Services $6,552.67  42 La Mirage  Drymaster $2,228.56  51 La Mirage  A-Z Property Services $2,444.28  133 La Mirage  A-Z Property Services $4,453.23  **Drain Line Repair**  Partners plumbing provided a proposal to repair the broken drain line that connects to the patio at 41 La Mirage at a cost of $2,400.00. The Board requested an additional proposal and/or options for repairs.  **Concrete Repair – 10 La Mirage**  The Board reviewed a proposal from A-Z Property Services to replace the cracked concrete at the entrance to this unit at a cost of $4,438.45. The Board resolved to not approve the proposal as the cracks at the entrance have been filled and there is no safety hazard.  **Tennis Court Wall Repair Proposal**  The Board reviewed a proposal from First Street Painting to repair the stucco and paint the wall around the tennis court at a cost of $8,807.01. The Board requested additional proposals be obtained and this item be added to the agenda of the next meeting for a decision.  **Entry Stair Repair Proposal – 57 & 59 La Mirage**  The Board reviewed a proposal from Master Landscape & Maintenance to repair the concrete stairs at a cost of $980.00 per stair.  A motion was duly made, seconded and carried to approve repair or 7 stairs at a cost of $6,860.00. |
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| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Landscape Report |
| **Next Meeting Date** | 7/12/2023 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE