**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**JULY 18, 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**  Several owners attended and items of discussion were as follows:   * An owner asked for information on the candidates running for the Board in the upcoming Annual Election. * Questions about the budget increase. * It was reported by an owner that an individual from outside of the community used the men’s room shower at 1am. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  June 13, 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:**  **SB 326 Report & Proposal (Balcony Bill)**  The Board reviewed the SB 326 report and proposal provided by Empire Works. Empire will be invited to the next meeting to discuss the details and answer Board member questions.  **Roof Repair Proposal – 74 La Mirage**  The Board reviewed the following proposals for roof repairs at 74 La Mirage:  Jim Murray Roofing $10,800.00  Fontaine Weatherproofing $10,755.00  A motion was duly made, seconded and carried to approve the proposal from Jim Murray Roofing to complete the roof repairs at 74 La Mirage at a cost of $10,800.00.  **Landscape Proposals**  The Board reviewed the following proposals from Harvest Landscape:  7 La Mirage $688.13  70 La Mirage $884.98  A motion was duly made, seconded and carried to approve the proposal for 7 La Mirage at a cost of $688.13. The proposal for 70 La Mirage was not approved.  **Entry Stairway Repairs**  The Board reviewed the proposal from Master Landscape for entry stair repairs. An inspection will be scheduled to determine the order of the stairs to be repaired next. |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Owner Correspondence |
| **Next Meeting Date** | 8/14/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE