**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**SEPTEMBER 13, 2023**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President (did not attend)  Kim Evans, Secretary (via conference call)  Patty Simon, Member  Debra Demasek, Member (did not attend)  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:   * Stream maintenance * General maintenance. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  August 9, 2023 General & Executive Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the July 2023 financial statement and approved as presented.  Operating Account Balance: $31,570.17  Reserve Account Balance: $1,024,530.07  Outstanding Aging Balance: $3,970.60  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Stream Repairs**  The following proposals were received to repair the stream system. The motor had stopped working and the water was becoming stagnant that requires plumbing repairs and stream cleaning.  Partners Plumbing $1,748.24 – install new 2in check valve  Marco Polo $1,600.00 – drain and clean stream  A motion was duly made, seconded and carried to approve the proposals from Partners Plumbing and Marco Polo at a total cost of $3,348.24.  **Roof Maintenance**  The Board reviewed a proposal from Jim Murray Roofing to complete a community wide roof maintenance and gutter cleaning at a cost of $24,500.00. This item was tabled so additional proposals can be obtained.  **Concrete Proposal**  The owner of 12 La Mirage sent correspondence reporting damage to the stucco under the entry door due to water consistently ponding in the area. A work order was sent to A-Z Property Services to inspect and they provided a proposal to replace the concrete at a cost of $4,295.77. It was the decision of the Board to request a proposal to repair the damaged stucco and not approve the concrete replacement. |
|  | **Street Sweeping**  Management sent an email to the City of Aliso Viejo asking if street sweeping is required if the landscapers are cleaning the streets on a weekly basis. An email was received 8/3/23 from Samuel Wilson, Environmental Associate with the City of Aliso Viejo, informing a street sweeper is not required as long as the streets are cleaned.  A motion was duly made, seconded and carried to terminate the street sweeping contract with Sweeping Corp of America (SCA) effective immediately. |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Correspondence |
| **Next Meeting Date** | 10/11/2023 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE