**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**AUGUST 14, 2024**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, President  Paul Guthart, Vice President  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:   * Questions about balcony inspections. * Asking about tree trimming schedule. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  July 18, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the June 2024 financial statement and approved as presented. Operating Account Balance: $86,115.53 Reserve Account Balance: $1,136,633.82  Outstanding Aging Balance: $2,337.74  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **SB 326 Report & Proposal (Balcony Bill)**  Calvin Meade of Empire Works attended this meeting via conference call to provide an overview of their report and proposal. The Board requested additional repair proposals based on the specification provided by Empire Works.  **Community Wide Roof Maintenance Proposal**  The Board reviewed proposals from Jim Murray Roofing and Fontaine Weatherproofing to complete a community wide roof maintenance and gutter cleaning.  A motion was duly made, seconded and carried to approve community wide roof maintenance at a cost not to exceed $23,275.00 based on the proposal from Jim Murray Roofing. An additional proposal will be obtained and emailed to the Board for a final decision on the contractor that will do the work.  **Entry Stairway Repairs**  The Board reviewed the proposal from Master Landscape for entry stair repairs.  A motion was duly made, seconded and carried to approve the proposal from Master Care Landscape for repairs to the entry stairs as follows:  8 Saphir $880.00  55 La Mirage $390.00  59 La Mirage $1,560.00  **Owner Reimbursement Request – 31 La Mirage**  The owner used their own contractor for remediation and repairs needed as a result of damage caused by a leaking drain line that is Association maintained. The owner is requesting reimbursement of $3,485.00. The Board requested Management contact the owner and ask for more detailed information on the work done along with pictures before making a decision. |
| **Other** | **OTHER**  **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Action List Report  Owner Correspondence |
| **Next Meeting Date** | 9/11/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE