**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**NOVEMBER 13, 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 (did not attend)  Randi Armstrong, Member at Large  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.   * Violations. * Roof and gutter cleaning. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  October 9, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the October 2024 financial statement and approved as presented. Operating Account Balance: $232,015.87 Reserve Account Balance: $1,235,750.90  Outstanding Aging Balance: $5,726.78  **Delinquency Report**  **Lien Approvals** –  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Cypress Tree Treatment Proposals**  The following proposals were received for treatment of 41cypress trees.  Great Scott Tree Service $2,419.00  Harvest Landscape $2,040.00  It was the decision of the Board to table this item as the trees are not looking stressed at this time but will continue to be monitored.  **Pine Tree Treatment**  Enclosed are proposals treating the pine trees for spider mites and fertilizing:  Harvest Landscape $5.178.00 treatment & $4,500.00 injection  Great Scott Tree Service $4,485.00  A motion was duly made, seconded and carried to approve the proposal from Great Scott Tree Service to treat the pine trees for spider mites and fertilize at a cost of $4,485.00.  **Owner Reimbursement – 88 La Mirage**  Board member Patty Simon is requesting reimbursement of $1,277.80 for obtaining and printing the original plans for the Association.  A motion was duly made, seconded and carried to approve reimbursement to the owner of 88 La Mirage, Patty Simon, $1,277.80 for expenses to obtain the original plans for the Association from The County of Orange and print them at a cost of $1,277.80.  Abstain - Simon  **Owner Reimbursement – 31 La Mirage**  A motion was duly made, seconded and carried to ratify decision made via email to approve reimbursement of $2,890.00 to the owner for expenses to repair the interior of the unit damaged by a leak from an Association maintained water line.  Abstain - Armstrong |
| **Board Review** | **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report  Landscape Report  Action List Report  Correspondence |
| **Next Meeting Date** | 1/8/2025 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE