**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, PresidentPaul Guthart, Vice President (did not attend)Patty Simon, Treasurer Debra Demasek, Secretary (did not attend)Randi Armstrong, Member at LargeBill 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.
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| **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: $1,235,750.90Outstanding 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 $2,040.00It 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 ReportViolation ReportLandscape ReportAction List ReportCorrespondence  |
| **Next Meeting Date** | 1/8/2025 |
| **Time Adjourned** | 7:00 p.m. |

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 **SECRETARY DATE**

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##  PRESIDENT DATE