**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**OCTOBER 9, 2024**

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| **Meeting Type** | General Session |
| **Location** | La Mirage Community Clubhouse |
| **Attendees** | Glenn Kassel, PresidentPaul Guthart, Vice PresidentPatty Simon, Treasurer Debra Demasek, SecretaryRandi 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**One owner attended to discuss their architectural application to install a new air conditioning unit. |
| **Minutes Approval** | **MEETING MINUTES**A motion was duly made, seconded and carried to approve the following minutes as presented:September 11, 2024 General Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**The Board reviewed the August 2024 financial statement and approved as presented. Operating Account Balance: $156,748.12 Reserve Account Balance: $1,177,364.22Outstanding Aging Balance: $3,132.10**Delinquency Report****Lien Approvals** – **Foreclosure Approvals** – None  |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:** **Wood Repairs**Accurate Termite recently completed a community wide termite treatment program on the exterior of all buildings. As a part of this treatment they probed the wood to determine repair/replacement needs and provided a proposal for these repairs at a cost of $42,800.00. It was requested that another vendor inspect the wood and provide a scope of work and proposal for the needed repairs. This is to verify that all repairs needed are included and change orders are kept to a minimum.**Deck Repair Proposals**The following proposals for deck repairs based on the SB 326 (Balcony Bill) inspection done by Empire Works were reviewed by the Board. Empire Works $118,290.00Ridgeline Construction $122,441.00The Board requested an additional proposal be obtained prior to making a decision on this item. **Landscape Proposals**The Board reviewed the following proposals from Harvest Landscape:Landscape aphid treatment $556.82Pine tree injections $4,500.00Pine tree spider treatment $5.178.00An additional proposal will be requested from Great Scott Tree Service and forwarded to the Board via email when received.**Tree Plans**The Board reviewed the 3 year tree plans provided by Harvest Landscape and Great Scott Tree Service. These plans will be used as the guideline for future tree trimming projects.  |
| **Other** | **OTHER****Homeowner Correspondence & Reports Reviewed by the Board**Work Order ReportViolation ReportLandscape ReportAction List ReportCorrespondence  |
| **Next Meeting Date** | 11/13/2024 |
| **Time Adjourned** | 7:00 p.m. |

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 **SECRETARY DATE**

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##  PRESIDENT DATE