**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, President  Paul Guthart, Vice President  Patty Simon, Treasurer  Debra Demasek, Secretary  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**  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: $1,177,364.22  Outstanding 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 $118,290.00  Ridgeline Construction $122,441.00  The 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 $556.82  Pine tree injections $4,500.00  Pine tree spider treatment $5.178.00  An 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 Report  Violation Report  Landscape Report  Action List Report  Correspondence |
| **Next Meeting Date** | 11/13/2024 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE