**LA MIRAGE AT ALISO VIEJO COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

**JANUARY 8, 2025**

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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 (did not attend)  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 and items of discussion were as follows.   * Roof repairs and replacement. |
| **Minutes Approval** | **MEETING MINUTES**  A motion was duly made, seconded and carried to approve the following minutes as presented:  November 13, 2024 General & Executive Session Meeting |
| **Monthly Financials** | **MANAGEMENT FINANCIAL REPORT**  The Board reviewed the November 2024 financial statement and approved as presented. Operating Account Balance: $126,288.22 Reserve Account Balance: $1,264,293.43  Outstanding Aging Balance: $5,214.78  **Delinquency Report**  **Lien Approvals** –  **APN #913-198-07**  **Foreclosure Approvals** – None |
| **ACTION ITEMS** | **BOARD ACTION ITEMS:**  **Reimbursement Request – 70 La Mirage**  There was a leak at this unit resulting from a clogged a/c drain line. The owner states the drain line was clogged from the outside of the unit and is requesting reimbursement from the Association for the cost of the repairs. Owner was requested to provide proof of payment to verify his out of pocket expenses and this will be emailed to the Board as soon as received.  A motion was duly made, seconded and carried to deny the request for reimbursement as a/c units and all related hardware is the maintenance responsibility of each individual owner.  **Legal Retainer**  A motion was duly made, seconded and carried to approve the proposal from Iger, Wankel & Bonkowski for retained legal services with a retainer fee of $700.00.  **Tree Installation Proposal**  The Board reviewed a proposal from Harvest Landscape to install 3-15 gallon little gem magnolia trees in the planter areas near the garages on Emeraude at a cost of $1,101.59. This item and all other planting proposals will be tabled until all irrigation issues have been repaired by Harvest.  **Reserve Study Proposal**  A motion was duly made, seconded and carried to approve the proposal from Association reserves to provide studies for the next 3 years at a flat fee of $750.00 per year.  **Stair Repair Proposal**  A motion was duly made, seconded and carried to approve Master Landscape to complete repairs to the entry stairway per item #4 in their repair proposal at 31 La Mirage at a cost of $2,300.00. |
| **Board Review** | **Homeowner Correspondence & Reports Reviewed by the Board**  Work Order Report  Violation Report |
| **Next Meeting Date** | 2/12/2025 |
| **Time Adjourned** | 7:00 p.m. |

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**SECRETARY DATE**

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## PRESIDENT DATE