

**TALEGA GALLERY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, January 26, 2021 at 4:30 p.m.  
The Talega Gallery Clubhouse  
22 Calle Galeria, San Clemente, CA 92673**

**NOTICE AND AGENDA**

**REGULAR SESSION - VIA ZOOM MEETING- PLEASE SEE LAST PAGE OF  
AGENDA FOR ZOOM MEETING INFORMATION.**

- a. **CALL TO ORDER**
- b. **HOMEOWNERS FORUM** (*Owners may address the Board for a time limit-3 minutes each- the Board does not have to respond but can ask clarifying questions or take action items for the next meeting. The Board cannot take action on an item that is not on the agenda.*)
- c. **BOARD OF DIRECTORS MEETING MINUTES  
November 24, 2020 & December 10, 2020**
- d. **COMMITTEE MEETING MINUTES CONSENT CALENDAR**
  - a. **Budget and Finance Committee November 19, 2020, December 10, 2020 and December 17, 2020 Meeting Minutes**
  - b. **Landscape Committee November 4, 2020 and December 2, 2020 Meeting Minutes**
  - c. **O&M Committee November 5, 2020 and December 3, 2020 Meeting Minutes**
  - d. **Recreation Committee November 9, 2020, November 18, 2020, and December 16, 2020 Meeting Minutes**
  - e. **Seagarden Advisory Committee November No Meeting and December 2, 2020 Meeting Minutes**
- e. **PENDING BUSINESS**
  - a. **Talega Gallery Finance Dashboard for November & December 2020  
Talega Gallery Financials for November & December 2020**
  - b. **Seagarden Financials for November & December 2020**
- f. **NEW BUSINESS/ OLD BUSINESS**

**O&M Committee/Ad-Hoc Design Committee:**

**Committee Chairperson Report**

  - a. **Champion Paving - Clubhouse Parking Lot**  
*(The O&M committee recommends the Board of Directors approve the Champion Paving proposal as presented).*
  - b. **Aqua Tec- Pool & Spa Acid washing & maintenance**  
*(The O&M committee recommends the Board of Directors approve the Aqua-Tec proposals proposal as presented).*
  - c. **Aqua-Tec- Pool Fountain Acid washing & Maintenance**  
*(The O&M committee recommends the Board of Directors approve the Aqua-Tec proposals proposal as presented).*
  - d. **Concrete Hazard Solutions -Concrete Trip Hazard Repairs Clubhouse**  
*(The O&M committee recommends the Board of Directors approve the Concrete Solutions proposal as presented).*

- e. **Concrete Hazard Solutions-Pool & Spa Mastic replacement**  
*(The O&M committee recommends the Board of Directors approve the Champion Paving proposal as presented).*
- f. **Fence Pros - Hinges**  
*(The O&M committee recommends the Board of Directors approve the Fence Pros proposal as presented).*
- g. **Premier Fitness - Treadmill Repairs**  
*(The O&M committee recommends the Board of Directors approve the Champion Paving proposal as presented).*

**Seagarden:**

**Committee Chairperson report**

**Landscape Committee**

**Committee Chairperson Report:**

**B&F Committee:**

**Committee Chairperson Report**

- a. **Talega Gallery 2021/2022 Budget and Reserve Study V2**  
*(The Board will review and discuss the final 2021/2022 proposed budget and reserve study that is being recommended by the B&F committee).*
- b. **Seagarden- 2021/2022 Budget and Reserve Study V1**  
*(The Board will review and discuss the final 2021/2022 proposed budget and reserve study that is being recommended by the B&F committee).*
- c. **Dues Increase Letter**  
*(The Seagarden committee recommends the Board of Directors approve the owner letter to be sent out to all Seagarden owners if the proposed 2021-22 budget is approved).*
- d. **EQ Insurance Renewal- Berg Insurance**  
*(The B&F committee recommends the Board approve the Berg Insurance Earthquake renewal).*

**Recreation Committee:**

**Committee Chairperson Report**

**Ad-Hoc Governing Document Restatement Committee**

**Committee Chairperson report**

**Ad-Hoc Website Committee**

**Committee Chairperson report**

- a. **Creation of a Standing Website Advisory Committee**  
*(The Board will discuss the creation of a standing website committee.).*
- b. **Website Advisory Committee- Committee Member Appointment**  
*(The Board will discuss the creation of a standing website committee as indicated in the agenda item above. If the BOD moves forward in approving the standing Website Committee then they will discuss appointing the current Ad-Hoc committee members).*

**Ad-Hoc Pickleball Committee - On Hold**

**Committee Chairperson report**

**Ad-Hoc Solar Committee- On Hold**

**Committee Chairperson report**

**Board:**

- a. **Clubhouse Facility- Open Amenity Review**  
*(The Board will review and discuss if any changes need to be made to any of the open/closed amenities at this time).*

**b. Proposed Rule Change- AB3182**

*(The Board will discuss the if they will be adopting the proposed rule change for AB3182 that was sent to the membership for review the end of November. As of January 1, 2021, there is new legislation that prohibits certain rental and leasing restrictions of separate interest. Our current governing documents have conflicts with the new law. Therefore, a rule change is in order to comply at this time).*

**c. Rodent Pest Tech.- Monthly Rodent & Pest Treatment Notification**

**g. BOARD/ MANAGEMENT INFORMATION SECTION**

**Meet the Candidates Night- 2/11 @ 4:30 pm- Via Zoom**

**h. HOMEOWNERS FORUM**

**i. IMPORTANT DATES**

**j. Next Board Meeting will be Tuesday, February 23, 2020 at 4:30 p.m.  
Via Zoom**

**k. ADJOURNMENT**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/81573874987?pwd=UkFjMmpWU0VDSkhMWWI1M>**

**[1pnazRQZz09](#)**

**Meeting ID: 815 7387 4987**

**Passcode: 315327**

**Or by phone:**

**(669)-900-9128**

**Meeting ID: 815 7387 4987**

**Passcode: 315327**