

**TALEGA GALLERY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, September 27, 2022, at 4:30 p.m.
The Talega Gallery Clubhouse
22 Calle Galeria, San Clemente, CA 92673**

NOTICE AND AGENDA

- 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**
August 23, 2022, General Meeting Minutes and September 6, 2022, Special Meeting Minutes
- D. COMMITTEE MEETING MINUTES CONSENT CALENDAR**
1. Budget and Finance Committee – August 18, 2022, Meeting Minutes
 2. Landscape Committee – August 10, 2022, Meeting Minutes
 3. O&M Committee – August 4, 2022, Meeting Minutes
 4. Recreation Committee – August 8, 2022, Meeting Minutes
 5. Seagarden Advisory Committee - August 3, 2022, Meeting Minutes
 6. Website Committee – August 10, 2022, Meeting Minutes
- E. PENDING BUSINESS**
1. Talega Gallery Finance Dashboard for August 2022 Pg. 29
 2. Talega Gallery Financials for August 2022
(Make a motion to approve the Talega Gallery August 2022 financial statements as submitted pending final audit review).

	August 2022
Total Operating Accounts	\$180,478.30
Total Reserve Accounts	\$1,099,691.10
Total Other Current Assets	\$2,211.72
Total Assets	\$1,284,225.79

3. Seagarden Financials for August 2022

(Make a motion to approve the Seagarden Cost Center August 2022 financial statements as submitted pending final audit review).

	August 2022
Total Operating Accounts	\$6,903.71
Total Reserve Accounts	\$60,781.11
Total Other Current Assets	\$409.05
Total Assets	\$68,093.87

F. COMMITTEE REPORTS

Seagarden Committee:

Committee Chairperson report: Frank Courtney

Landscape Committee

Committee Chairperson Report: Sheila Forchtner

B&F Committee:

Committee Chairperson Report: Phil Collins

Recreation Committee:

Committee Chairperson Report: Diane Hager

O&M Committee:

Committee Chairperson Report: Brien Manning

Website Committee

Committee Chairperson report: Ann Small

Ad Hoc Strategic Development Landscape Committee

Committee Chairperson Report: Linda Ernst

G. NEW BUSINESS

2022-23 Gallery and Seagarden Insurance

1. Operations and Maintenance Recommendations:

- a. 24 HRC Lounge
- b. 24 HRC Multipurpose Room
- c. Water Heater Replacement
- d. Pilot Painting Block Wall Painting
- e. Holiday Lighting Proposal

2. Pro Tec Maintenance Contract Increase

3. Architectural Improvement Applications

H. BOARD/MANAGEMENT INFORMATION SECTION

(These are review only items, no motion needed).

- 1. Entrance Gate Repair Update, GM**
- 2. Winter Pool/Spa Closure**
- 3. Landscape Maintenance Contract Increase**
- 4. Insurance Update, President**
- 5. Board Member Resignation, President**

I. HOMEOWNERS FORUM**J. IMPORTANT DATES** – Candidacy Statements are due December 29, 2022, and available on the website now.**K. Next meeting will be Tuesday, October 25, 2022, at 4:30 p.m.****ADJOURNMENT**

Join Zoom Meeting

<https://us02web.zoom.us/j/81573874987?pwd=UkFjMmpWU0VDSkhMWWI1M1pnazRQZz09>

Meeting ID: 815 7387 4987
Passcode: 315327

Or by phone:
(669)-900-9128
Meeting ID: 815 7387 4987
Passcode: 315327