

**TALEGA GALLERY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, October 25, 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 wishing to address the Board on a topic not on the agenda may do so during Homeowners Forum. Participation is limited to persons attending the in-person meeting, and comments are limited to three minutes per person. Upon being recognized by the Board President the owner will be invited to the podium. The Board does not have to respond but can ask clarifying questions or consider action items for a future meeting. (The Board cannot take action on an item not on the agenda).*
- C. BOARD OF DIRECTORS MEETING MINUTES
September 27, 2022, General Meeting Minutes**
- D. COMMITTEE MEETING MINUTES CONSENT CALENDAR**
1. Budget and Finance Committee – September 22, 2022, Meeting Minutes
 2. Landscape Committee – September 14, 2022, Meeting Minutes
 3. O&M Committee – September 8, 2022, Meeting Minutes
 4. Recreation Committee – September 12, 2022, Meeting Minutes
 5. Seagarden Advisory Committee – September 7, 2022, Meeting Minutes
 6. Website Committee – September 14, 2022, Meeting Minutes
- E. PENDING BUSINESS**
1. Talega Gallery Finance Dashboard for September 2022 Pg. 29
 2. Talega Gallery Financials for September 2022

(Make a motion to approve the Talega Gallery September 2022 financial statements as submitted pending final audit review).

	September 2022
Total Operating Accounts	\$185,052.28
Total Reserve Accounts	\$1,102,602.86
Total Other Current Assets	\$747.02
Total Assets	\$1,289,624.32

3. Seagarden Financials for September 2022

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

	September 2022
Total Operating Accounts	\$6,286.89
Total Reserve Accounts	\$61,006.12
Total Other Current Assets	\$421.86
Total Assets	\$67,714.87

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

1. 2023-24 Reserve Study Proposal

2. Winter Pool Closure

3. Seagarden Maintenance Recommendations:

a. 24 HRC Building Inspection cancelled Pro Tec Inspection

b. Emergency Plumbing Repairs 55 Corte Pinturas

H. BOARD/ MANAGEMENT INFORMATION SECTION

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

1. Landscape Maintenance Contract Increase

2. Insurance Update – Crisis Averted

3. One Year Accomplishments - GM

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, November 22, 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