

**TALEGA GALLERY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, January 24, 2023, 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 act on an item not on the agenda).)*

- C. BOARD OF DIRECTORS MEETING MINUTES**  
**November 22, 2022, General Meeting Minutes** *(Make a motion to accept or deny the Board of Directors Meeting Minutes as presented.)*

- D. COMMITTEE MEETING MINUTES CONSENT CALENDAR**  
*(Make a motion to approve/deny the minutes listed on the agenda consent calendar. You may make further comments on other items on the Committee Meeting minutes, but these additional actions may be put on the next month's agenda for the Board or the Committee).*

1. Budget and Finance Committee – Nov 17th & Dec 15th, 2022, Minutes
2. Landscape Committee – November 15<sup>th</sup> & Dec 14<sup>th</sup>, 2022, Minutes
3. O&M Committee – Nov 3rd & Dec 1st, 2022, Meeting Minutes
4. Recreation Committee – November 14, 2022, Meeting Minutes
5. Seagarden Advisory Committee – Nov 2nd, & Dec 7th, 2022, Meeting Minutes
6. Website Committee – November 9, 2022, Meeting Minutes

**E. PENDING BUSINESS**

- Talega Gallery Finance [Dashboard](#) for December 2022
- Talega Gallery Financials for December 2022
- Seagarden Financials for December 2022

**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: Jimmy Hu

**Ad Hoc Strategic Development Landscape Committee**

Committee Chairperson Report: Linda Ernst

**G. NEW BUSINESS**

**1. Board Resignation**

**2. 2023 Annual Election by Acclamation**

The association board votes to consider the qualified candidates elected by acclamation at a meeting pursuant to Article 2 (commencing with Section 4900) for which the agenda item reflects the name of each qualified candidate that will be seated by acclamation if the item is approved.

Qualified candidates:

- Russ Lines
- Sheila Forchtner
- Janet Heidorn

**3. Landscape Committee Appointment**

**4. Morgan Stanley Savings and Money Market Account Investments**

**5. 2023-24 Reserve Study Talega Gallery & Seagarden**

**6. 2023-24 Operating Budget Talega Gallery & Seagarden**

**7. Harvest Landscape Proposals**

| Proposal | Type                                      | Price       |
|----------|-------------------------------------------|-------------|
| 102937   | Irrigation Repairs - Lateral lines/valves | \$14,901.68 |
| 102534   | Olive Spray – 16 Trees                    | \$1,701.00  |
| 102587   | Clubhouse Area 1                          | \$11,613.00 |
| 102959   | Clubhouse Area 4                          | \$13,183.80 |

**8. Architectural Application**

**H. BOARD/ MANAGEMENT INFORMATION SECTION**

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

**1. General Manager Update – GM - Introduce Oscar**

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- J. IMPORTANT DATES – TBD**
- K. Next regular Board of Directors meeting will be Tuesday, February 28, 2023, at 4:30 p.m.**

## **ADJOURNMENT**

**Board of Director Meetings are held both in-person and online.**

**[Click here to join via Zoom](#)**

<https://us02web.zoom.us/j/81573874987?pwd=UkFjMmpWU0VDSkhMWU1M1pnazROZz09>

**Or by phone: (669)-900-9128**

**Meeting ID: 815 7387 4987**

**Passcode: 315327**

**[Click here for access to the Budget Dashboard](#)**

**[Click here to open the Board of Directors Webpage](#)**