

**TALEGA GALLERY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, May 23, 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 people 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**  
**April 25, 2023, General Meeting Minutes as presented.**
- D. COMMITTEE MEETING MINUTES CONSENT CALENDAR**
1. Budget and Finance Committee – April 20, 2023, Meeting Minutes
  2. Landscape Committee – April 11, 2023, Meeting Minutes
  3. O&M Committee – April 6, 2023, Meeting Minutes
  4. Recreation Committee – April 10, 2023, Meeting Minutes
  5. Seagarden Advisory Committee – April 5, 2023, Meeting Minutes
  6. Information Technology Committee – April 12, 2023, Meeting Minutes
- E. PENDING BUSINESS**
1. **Talega Gallery Financial Dashboard for April 2023**
  2. **Talega Gallery Financials for April 2023**
  3. **Seagarden Financials for April 2023**
- 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
- IT Committee**  
Committee Chairperson report: Jimmy Hu

**G. NEW BUSINESS**

**1. Landscape Proposals**

*Replace the plant material in 10 pots around the front of the clubhouse.*

**2. Slope Inspection**

*Complete the slope inspection at the clubhouse slope every two years.*

**3. Bocce Court Proposal**

*New DG/Bocce mix installation.*

**4. Bocce Maintenance (Bimonthly)**

*Professional Sports Field Maintenance*

**5. Sconce Lighting at Vehicle Entrance**

*Install two (2) lantern style sconce lights at the vehicle entrance.*

**6. Treadmill Replacement**

*Replace the broken treadmill in the fitness center.*

<i>True C400</i>	<i>Dumbell Man</i>	<i>\$6,132.11</i>
<i>BC T1000</i>	<i>Premiere</i>	<i>\$7,059.67</i>
<i>Echelon Stride 7</i>	<i>Premiere</i>	<i>\$8,790.35</i>

**7. Maturing CD's**

**8. Sunwest Bank (Operating & Event Accounts)**

**9. New Committee Appointments**

**Budget & Finance Committee**

- Bill MacMillen
- Jeff Brien

**10. Architectural Application Submittals**

- 8 Camino Del Prado Paint Application
- 14 Corte De Vega Paint Application

**11. Audio System Repair**

*Method AVS to replace and update obsolete Audio System equipment*

**12. Pool Lounge Chair Re-strap**

*Re-strap 17 lounge chairs at the pool area.*

**13. Seagarden Building Repairs (Ratify Emergency Action)**

*Repair the exterior/interior building at 47/49 Corte Pinturas*

**14. MPR Temperature Setting**

**15. Event Procedure Policy (Revised Cancellation Policy)**

*revised policy regarding online registrations through Corsizio, specifically cancellations for Gallery Recreation sponsored events.*

**16. SC Village Request**

*Make a motion to approve the use of the Conference Room for a local nonprofit to hold Board meetings. San Clemente Village, whose Mission is to bring together local residents, 55+, to help one another enjoy an active, connected, and independent lifestyle. We currently allow the use of the Conference Room by Carmel HOA in Talega to hold a Board meeting from time to time.*

**17. Homeowner Forum via Zoom**

*Make a motion to open the Homeowner Forum to comments from the residents in attendance via Zoom at future Board meetings.*

**H. BOARD/ MANAGEMENT INFORMATION SECTION**

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

**1. General Manager Update – MPR closed for floor repairs 5/24-5/29**

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**J. The next Board of Directors meeting will be held Tuesday, June 27, 2023, at 4:30 p.m.**

**ADJOURNMENT**

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

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

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/84311053093?pwd=VEw3bU84bjJuYU5pemlPSEdvM0EwUT09>**

**Meeting ID: 843 1105 3093**

**Passcode: 288943**

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

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