

**TALEGA GALLERY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, July 25, 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 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** **Pgs. xx**  
**June 27, 2023, General Meeting Minutes as presented.**
- D. COMMITTEE MEETING MINUTES CONSENT CALENDAR** **Pgs. xx**
1. Budget and Finance Committee – June 15, 2023, Meeting Minutes
  2. Landscape Committee – June 14, 2023, Meeting Minutes
  3. O&M Committee – June 1, 2023, Meeting Minutes
  4. Recreation Committee – June 12, 2023, Meeting Minutes
  5. Seagarden Advisory Committee – June 7, 2023, Meeting Minutes
  6. Information Technology Committee – June 21, 2023, Meeting Minutes
- E. PENDING BUSINESS**
1. **Talega Gallery Financial Dashboard for June 2023** **Pg. 24**
  2. **Talega Gallery Financials for June 2023**
  3. **Seagarden Financials for June 2023**
- F. COMMITTEE REPORTS**
- Seagarden Committee:**  
Committee Chairperson report: Frank Courtney
- Landscape Committee**  
Committee Chairperson Report: Steve Jones
- 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. OLD BUSINESS**

1. *Make a motion to ratify the emergency decision to replace the gate hinges submitted by Royal Access.*
2. *Make a motion to ratify the emergency decision to repair the spa jets and rewire the control timer and emergency shut off.*

**H. NEW BUSINESS**

1. **Landscape Proposals**
2. **Slope Inspection**
3. **Seagarden Building Repairs**

**I. BOARD/ MANAGEMENT INFORMATION SECTION**

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

1. **General Manager Update –**

- J. 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 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).*

- K. The next Board of Directors meeting will be held Tuesday, August 22, 2023, at 4:30 p.m.**

**ADJOURNMENT**

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

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

***Please use the chat feature if you would like to speak during homeowner forum or have a question. During the meeting we will hold all questions until the Homeowner Forum at the end of the meeting. Please type your questions into chat feature and Management will unmute you when it is your turn to speak.***

**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](#)**