

**TALEGA GALLERY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, August 22, 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**
July 25, 2023, General Meeting Minutes as presented.

D. COMMITTEE MEETING MINUTES CONSENT CALENDAR

1. Budget and Finance Committee – July 20, 2023, Meeting Minutes
2. Special B&F Meeting Minutes – July 13, 2023
3. Landscape Committee – July 12, 2023, Meeting Minutes
4. O&M Committee – July 6, 2023, Meeting Minutes
5. Recreation Committee – July 10, 2023, Meeting Minutes
6. Seagarden Advisory Committee – July 5, 2023, Meeting Minutes
7. Information Technology Committee – July 12, 2023, Meeting Minutes

E. PENDING BUSINESS

1. Talega Gallery Financial Dashboard for July 2023
2. Talega Gallery Financials for July 2023
3. Seagarden Financials for July 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: Kip Robbins

IT Committee

Committee Chairperson report: Jimmy Hu

G. OLD BUSINESS

- 1. March 31, 2023, Year End Audit – Talega Gallery**
- 2. March 31, 2023, Year End Audit – Seagarden Cost Center**

H. NEW BUSINESS

- 1. Landscape Proposals**
Removal of dead peppermint tree on Pinturas
- 2. Holiday Lighting Proposal**
Install holiday lighting at entrance by Shine Illumination
- 3. Horizon Lighting Maintenance Contract**
Approval of new lighting maintenance contract with Horizon Lighting
- 4. Art of Moulding**
Crown molding in lounge area to cover damaged wallpaper
- 5. Operations & Maintenance Committee Appointment**
Robert Harrigan
- 6. CAI – CLAC**
Annual contribution to Buck a Door Campaign
- 7. Insurance Renewal – State Farm**

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, September 26, 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](#)