

**TALEGA GALLERY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, October 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 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**
September 26, 2023, General Meeting Minutes as presented.

D. COMMITTEE MEETING MINUTES CONSENT CALENDAR

1. Budget and Finance Committee – September 21, 2023, Meeting Minutes
2. Landscape Committee – September 13, 2023, Meeting Minutes
3. O&M Committee – September 7, 2023, Meeting Minutes
4. Recreation Committee – September 11, 2023, Meeting Minutes
5. Seagarden Advisory Committee – September 6, 2023, Meeting Minutes
6. Information Technology Committee – September 13, 2023, Meeting Minutes

E. PENDING BUSINESS

1. **Talega Gallery Financial Dashboard for September 2023**
2. **Talega Gallery Financials for September 2023**
3. **Seagarden Financials for September 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. NEW BUSINESS

1. Harvest Landscape Proposals

- *Corte Pinturas Grind tree roots at 55 and level area @ 25, install sod replacement at both locations.*
- *Clubhouse Trim 10 pine trees on the slope @ clubhouse.*

2. Roof Maintenance Proposals

- *Clubhouse Roof Maintenance & Repairs*

3. Seagarden Roof Repairs

- *Purpose Roofing 19 Corte Pinturas*
- *Purpose Roofing 51 Corte Pinturas*

4. Committee Appointment

- *Seagarden Advisory Committee Appointment*

5. Homeowner Request

- *Winter Pool Heating Request*

H. BOARD/ MANAGEMENT INFORMATION SECTION

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

1. General Manager Update –

- Sump Pump warranty
- Parking stop replacement/painting
- Installing new flood stops
- Water heater annual flush
- Fire Lane for Emergency Gates
- Emergency Evacuation Plan
- Lubricate all locks on gates and hinge at Pinturas.
- Repair men's shower head/handle
- Ordered replacement soap dispensers for bathrooms.
- Camera, Wifi Connector, New vendor for access control
- Fob at Pedestrian gate
- Ipad in Lobby for residents

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J. The next Board of Directors meeting will be held Tuesday, November 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](#)

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](#)