

**TALEGA GALLERY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, February 27, 2024, 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**  
**January 23, 2024, General Session Meeting Minutes & February 6, 2024, Special Meeting Minutes**
- D. COMMITTEE MEETING MINUTES CONSENT CALENDAR**
1. Budget and Finance Committee – January 18, 2024, Meeting Minutes
  2. Landscape Committee – January 11, 2024, Meeting Minutes
  3. O&M Committee – January 4, 2024, Meeting Minutes
  4. Recreation Committee – January 8, 2024, Meeting Minutes
  5. Seagarden Advisory Committee – January 3, 2024, Meeting Minutes
  6. Information Technology Committee – January 10, 2024, Meeting Minutes
- E. PENDING BUSINESS**  
**Talega Gallery Financial Dashboard for January 2024**  
**Talega Gallery Financials for January 2024**  
**Seagarden Financials for January 2024**
- 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. 2024-25 Operating & Reserve Budget & Assessment Increase**
- 2. A Historical Perspective on the Parkways**

**H. NEW BUSINESS**

- 1. Maturing CD**  
US Bank 3/28/24

- 2. Homeowner Request**  
40 Camino del Prado

**I. BOARD/ MANAGEMENT INFORMATION SECTION**

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

- 1. General Manager Update**
- 2. Annual Election 3/26**
- 3. Ballots Mailed 2/22**
- 4. Budget Mailer 2/28**

- 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, February 27, 2024, 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](#)**