

**TALEGA GALLERY COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, October 22, 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. GENERAL MANAGER REPORT**

**D. BOARD OF DIRECTORS MEETING MINUTES  
September 24, 2024, General Session Meeting Minutes**

- E. COMMITTEE MEETING MINUTES CONSENT CALENDAR**  
Landscape Committee – September 12, 2024, Meeting Minutes.  
Budget and Finance Committee – September 19, 2024, Meeting Minutes  
O&M Committee – September 5, 2024, Meeting Minutes  
Seagarden Advisory Committee – September 4, 2024, Meeting Minutes  
Information Technology Committee – September 11, 2024, Meeting Minutes  
Recreation Committee – August 12, 2024, Meeting Minutes.

**F. PENDING BUSINESS  
Talega Gallery Financial Dashboard for September 2024**

**Talega Gallery Financials for September 2024**

**Seagarden Financials for September 2024**

**G. COMMITTEE REPORTS**

Seagarden Committee	Frank Courtney, Chairperson
Landscape Committee	Steve Jones, Chairperson
B&F Committee	Phil Collins, Chairperson
Recreations Committee	Diane Hager, Chairperson
O&M Committee	Kip Robbins, Chairperson
IT Committee	Jimmy Hu, Chairperson
Ad Hoc Landscape Committee	Colleen Wilson

**H. NEW BUSINESS**

- 1. Purpose Roofing Proposal – 21 Corte Pinturas**
- 2. Purpose Roofing Proposal – Roof Maintenance**
- 3. Splash Plumbing Proposal – Pressure Regulator & Isolation Valve**
- 4. Committee Appointment – Landscape Committee**
- 5. Architectural Application – 25 Camino Del Prado - Paint Application**
- 6. Maturing CD - CitiBank**
- 7. Board Discussion Items**
  - Amazon Gate Key
  - Bench Plates

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- J. The next Board of Directors meeting will be held Tuesday, November 26, 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](#)**