

**TALEGA GALLERY COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS' MEETING**

**Tuesday, January 28, 2025, 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** **Pgs.**  
**November 26, 2024, General Session Meeting Minutes**  
Make a motion to approve November 26, 2024, General Meeting Minutes as presented.

- E. COMMITTEE MEETING MINUTES CONSENT CALENDAR** **Pgs.**  
Landscape Committee – December 05, 2024, Meeting Minutes.  
Budget and Finance Committee – December 19, 2024, Meeting Minutes  
O&M Committee – December 05, 2024, Meeting Minutes  
Seagarden Advisory Committee – December 04, 2024, Meeting Minutes  
Information Technology Committee – December 11, 2024, Meeting Minutes  
Recreation Committee – December 9, 2024, Meeting Minutes.

- F. PENDING BUSINESS**  
**Talega Gallery Financial Dashboard for December 2024** **Pg.**  
*Make a motion to accept the December 2024 Dashboard.*

**Talega Gallery Financials for December 2024**  
*Make a motion to accept the Talega Gallery December 2024 Financial statements as recommended by the Budget & Finance Committee at the monthly meeting.*

**Seagarden Financials for December 2024**  
*Make a motion to approve the Seagarden December 2024 Financial statements as recommended by the Budget & Finance Committee at the monthly meeting.*

**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. 2025/2026 Reserve Study and Annual Budget for The Gallery and Seagarden**

*Make a motion to approve the 2025 Reserve Study and Annual Budget*

**2. Landscape Proposal for Pool Area – Proposal#135262**

*Make a motion to approve the landscape proposal for the Pool area to be complete prior to the Pool re-opening. If approved, the funds will be expensed from line item #6410 – Common Area Planting in the amount of \$8,480*

**3. Landscape Proposal for Drip Irrigation for Pool Area – Proposal #136159**

*Make a motion to approve the drip irrigation proposal for the Pool area to be complete prior to the Pool re-opening. If approved, the funds will be expensed from line item #6410 – Common Area Planting in the amount of \$3,821.70*

**4. New Operations and Maintenance Committee Member Appointment**

*Announcement and Introduction to be made by Committee Chair, Kip Robbins.*

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**J. The next Board of Directors meeting will be held Tuesday, February 25, 2025, at 4:30PM.**

**ADJOURNMENT**