

Talega Gallery
2026 Annual Meeting
of the Members

Current Board

Mariane Houston - President



Russ Lines - Vice President



Michael Beaupre - Treasurer



Brien Manning - Secretary



Sheila Forchtner - Director At Large

TGCA Management Team



Jennifer Parker
General Manager



Oscar Hernandez
Assistant General
Manager

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Approval of 2025 Annual Meeting Minutes

**Election by
Acclamation**

2026-2028 Term

- **Michael Beaupre**
- **Marianne Houston**

Year In Review

Treasurer's Report

General Board Report

Committee Reports

Treasurer's Annual Report

Fiscal Year Highlights 2025/2026

Period Ending February 2026

Operating Income Statement - Talega Gallery					
	Month	B / (W)	YTD	B / (W)	N
	Actual	Budget	Actual	Budget	
REVENUE					
Regular Assessments & Other	\$99,003	(\$807)	\$1,087,291	(\$10,617)	
Less Reserve Contributions	\$20,294	(\$1,141)	\$226,856	(\$8,927)	
Available Operating Revenue	\$78,709	\$334	\$860,435	(\$1,690)	
EXPENSE					
Administrative	\$28,822	(\$4,239)	\$263,280	\$7,136	a
Landscape	\$27,685	\$4,107	\$278,449	\$71,259	b
Common Area Maintenance	\$9,364	(\$1,448)	\$97,225	(\$10,141)	c
Utilities	\$8,711	\$2,123	\$114,935	\$4,232	
Insurance	\$1,772	\$64	\$19,001	\$1,170	
Property Protection	\$855	\$559	\$10,495	\$5,084	
Total Expenses	\$77,209	\$1,166	\$783,385	\$78,740	
NET INCOME / (LOSS)	\$1,500	\$1,500	\$77,050	\$77,050	
Operating Surplus	\$145,895	\$98,845	Average monthly revenue		

Period Ending February 2026

Operating Income Statement - Seagarden					
	Month Actual	B / (W) Budget	YTD Actual	B / (W) Budget	N
REVENUE					
Regular Assessments & Other	\$7,067	\$308	\$77,920	\$3,565	
Less Reserve Contributions	\$4,907	\$298	\$54,218	\$3,513	
Available Operating Revenue	\$2,160	\$10	\$23,702	\$52	
EXPENSE					
Administration	\$0	\$133	\$1,350	\$117	
Utilities	\$533	\$142	\$6,003	\$1,422	
Common Area Maintenance	\$360	(\$118)	\$1,940	\$718	
Insurance	\$1,808	(\$708)	\$15,286	(\$3,186)	
Total Expenses	\$2,701	(\$551)	\$24,579	(\$929)	
NET INCOME / (LOSS)	(\$541)	(\$541)	(\$877)	(\$877)	

Operating Surplus

\$3,861

\$7,084 Average monthly revenue

Projected Income 2026-27

Accounts	2026 Budget	2027 Budget	2027 Monthly Budget
50 INCOME			
5010-00 Regular Assessments	\$1,137,660.00	\$1,171,620.00	\$97,635.00
5030-00 Interest Income-Operating	\$0.00	\$8,750.00	\$729.17
5031-00 Interest Income-Reserve	\$50,218.00	\$35,000.00	\$2,916.67
5100-00 Miscellaneous Income	\$9,840.00	\$5,000.00	\$416.67
Total INCOME	\$1,197,718.00	\$1,220,370.00	\$101,697.50

Period Ending February 2026

Reserve Assets & Expenditures - Year to Date				
	Gallery	N	Seagarden	N
Reserve Assets - Opening Balance	\$939,158		\$135,067	
Contributions (including Interest)	\$226,856		\$54,218	
Expenditures	\$129,856		\$3,377	
Reserve Assets - Current Balance	\$1,036,158		\$185,908	
Major Expenditure Items				
Clubhouse or Buildings	\$31,862		\$1,810	
Grounds				
Fencing, Walls, or Roofs	\$5,495			
Landscape	\$69,661			
Recreation Area	\$2,651			
Income Taxes	\$20,187		\$1,567	
TOTAL	\$129,856		\$3,377	

Projected Reserve Funding 2026-27

Projections Directed Cash Flow Method

Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2025-26	\$977,972	\$207,000	\$18,946	\$178,928	\$1,024,990	\$1,519,869	67%
2026-27	\$1,024,990	\$214,245	\$19,150	\$219,673	\$1,038,712	\$1,568,717	66%
2027-28	\$1,038,712	\$221,744	\$16,817	\$346,827	\$930,445	\$1,489,182	62%
2028-29	\$930,445	\$229,505	\$16,061	\$277,762	\$898,249	\$1,488,292	60%
2029-30	\$898,249	\$237,537	\$18,049	\$155,460	\$998,375	\$1,622,840	62%

Board Report

- **Hired management team**
- **Created Gallery Staff Procedures Manual**
- **Revised Operating Rules to include new Front Yard Modification Program**
- **Rewrote and then renewed Harvest contract**
- **Approved AT&T Fiber Installation contract**
- **Renewed our contract with Seabreeze**



Budget & Finance Committee

Fiscal Year Highlights 2025/2026





Committee Purpose...

...to assist the Board of Directors and the Treasurer in addressing the financial matters of the Talega Gallery Community Association (TGCA)

All Committee financial recommendations are presented to the Board of Directors for final approval per *CA Civil Code 5500 Compliance Checklist Requirements*

Committee Members

Jeff Brienen, Chair

Dave Belove

Linda Ernst

Chuck Gonzales

Bill MacMillen

Jim Samson

Paul Worne

Phil Collins, retired Chair



Mike Beaupre, Board Treasurer/B&F Liaison

Jen Parker & Oscar Hernandez, Management Support

Bill Turner, Seabreeze Financial Representative

Our Responsibilities:



To Prepare, Review & Recommend...

- ✓ Gallery and Seagarden Cost Center monthly financial packages and Dashboard
- ✓ Annual Operating & Reserve Budgets

What is an Operating Budget?

A detailed plan of expected revenue & expenses over a specific period that helps **guide \$ decision-making** & ensure the Association **stays on track** with its goals

Ours includes day-to-day operational costs:

Administration, Landscape, Common Area Maintenance, Utilities, Property Protection & Insurance



What is a Reserve Analysis?

A financial blueprint - a long-range plan to care for the physical assets of the community:

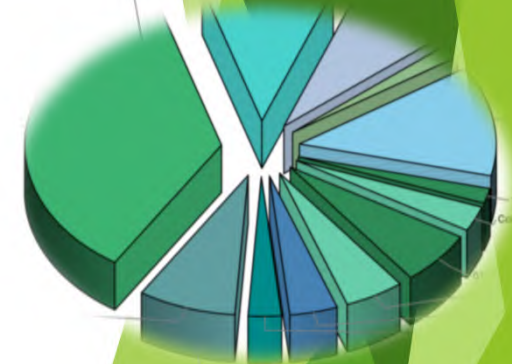
A complete list of **reserve components**

A road map for **maintenance and replacement**

A funding plan that **projects annual reserve contributions**

A **cash flow** projection

A healthy reserve fund is essential to protect and maintain association common areas and property values of homeowners



More Responsibilities:



To Prepare, Review & Recommend...

- ✓ Gallery and Seagarden Cost Center monthly financial packages and Dashboard
- ✓ Annual Operating & Reserve Budgets

To Review & Recommend...

- ✓ Budget variances, controls and tracking procedures
- ✓ Insurance, annual Audit & Reserve Analysis
- ✓ Investment statements & cash positions

TGCA Investment Philosophy...

We strive to make informed, prudent decisions that spend & invest *Homeowner's money* judiciously and that maintain & protect property values

Decisions are based on:

- CA Civil Code Guidelines
- Principles of Reserve Funding
- Laddering Investment Strategy

Looking Ahead to 2026-2027

- ❖ Welcoming our 3 new Committee members
- ❖ Major budgeted expenditures for this fiscal year:

HVAC replacements and permits

Fire suppression system in Clubhouse

Tree Removals & replacements

Common Area Enhancements & Replacements



Looking Ahead to 2026-2027

The Committee will continue to work to meet our purpose of assisting the Board of Directors and the Treasurer in addressing financial matters of the Association



And, we will continue to work to help control costs and recommend judicious decisions on how to spend and invest *Homeowner's* money



Recreation Committee

Fiscal Year Highlights 2025/2026



Purpose of the Rec Committee:

To serve and advise
the Board of Directors on the
development and implementation of
recreational matters for Association.



Committee Members:

Diane Hager - Chair

Lori Buck (thru February 2026)

Mary Carlson (thru December 2025)

Mary Dean

Nancy Newhouse

Nettie Nielsen

Marlene Oliphant

Vicki Perry (since February 2026)



Accomplishments:

Happy Hours



Other Events...



A “Kentucky Derby” themed Ladies Tea with a Fashion Show was catered in May.



Holiday Events...

We returned to the Talega Golf Club for our annual holiday dinner - a buffet and live music for listening and dancing.



Friendsgiving celebrated friendship and gratitude



A Cookie Bake-Off was held in early December, highlighting some of our community's bakers.



Looking Ahead...

The Recreation Committee will continue to plan favorite and popular events, look for new experiences and, as always, we welcome your ideas and suggestions.



And, Many Many Thanks...

...to all the **volunteers** who have helped make this years' events so successful:

- Setting up and taking down tables, chairs and decorations
 - flipping burgers
 - baking potatoes
 - hosting happy hours
 - serving chili
- and much, much more



And, much appreciation to ...

...our special AGM Oscar!

**Oscar handles
vendor contacts and contracts,
the registration system for events,
the financial records for all recreation events
and
provides valuable on-going support to the
Rec Committee and the community!**



Operations & Maintenance Committee

Fiscal Year Highlights 2025/2026

Mission Statement

The Operations & Maintenance Committee is made up of six volunteer residents.

Current Members

Clifford Robbins

Barry Kersey

Steve Voors

Mike Nagle

Toby Huddle

Dave Maxwell

The committee would like to extend a sincere thank-you to recent members Jim Buck, Robert Harrigan, and Brien Manning who have left, for their invaluable time and contributions over the past year.

Responsibilities

- **The committee is responsible for all the maintenance and replacement of all community capital assets.**
- **The committee tracks all assets listed within the community's reserve study to ensure that each item is sufficiently budgeted for, and that maintenance, and replacements are planned as needed.**

The Committee's Purview Includes:

The Clubhouse structure.

Utilities - usage, water pipes, electricity, gas

HVAC systems

Furniture - interior and exterior

Lighting - Interior and exterior

The pool and spa - structure, heating, chlorination and all related equipment

Concrete patios, sidewalks, garden walls

Parking lot

Bocce courts, Croquet area, and 9-hole putting greens

Perimeter fence

Property access including entry gate and clubhouse.

2025 O&M Committee Accomplishments:

- **8 yr. Major Perimeter Fence Project completed.**
- **Clubhouse Pool and Spa Major refresh completed.**
- **Pool Heating Policy shut-off schedule for significant gas utility cost reduction.**
- **Croquet sign reinstalled in the designated grassy area.**
- **Review & updating of the Gallery's Emergency Preparedness Manual**
- **Cleaning of light bollards**
- **Repaired pool/spa entry gates, posted required signage to meet code requirements necessary to obtain OC county permits to reopen.**
- **Continued installation of new LED lighting replacement kits for residential address lights.**
- **Inspected, cleaned and serviced 26 backflow prevention devices.**
- **Repaired pool pump Jandy valve and replaced cracked high temp union.**
- **Completed fungus remediation and replacement of clubhouse wooden trellis areas.**
- **Gallery Holiday Christmas lighting.**
- **Participated in the Annual Reserve Study to assist B&F.**

2025 O&M Committee Accomplishments:

- Installed door vent, and fans inside the Tech Room.
- O&M held many additional meetings, and job walks throughout the year.
- Completed multiple ProTec monthly worklist items throughout the year.
- Pool area lights repaired.
- Committee members trained on the manual operation of opening the main vehicle gates.
- Replaced damaged locks and chains for the fire suppression system in the Seagarden community.
- Multiple carpet cleanings inside the card room.
- Replaced MPR 1 and 2 HVAC Systems with proper permits.
- Obtained an electronic record, given to staff of all existing SC city permits on record.
- Performed necessary work to obtain 3 hot water heater permits.
- Researched and selected vendor to replace HVAC's requiring permits.
- Cleaning, repairs of the green circle drains, and long sidewalk drains around the pool.
- Repaired the recumbent bike inside the gym.
- Front entry gate motor carbon brushes replaced.

2025 O&M Committee Accomplishments:

- Letter of recognition issued by the BODs to Fence Pros for a job well done.
- Received a proposal to estimate the cost to refurbish the 9 - hole putting green amenity.
- Continued the grooming service for the 3 bocce courts to provide quality play.
- Began drain cleaning with root removal efforts at the lower putting greens.
- Patio chair re-strapping completed.
- Sump pump replacement with filter screen installation.
- Green umbrella replacements.
- Fountain tile cleaning on both completed.
- Installation of efficient variable speed motors for both fountains.
- Thanks to Dean for updating the Gallery Emergency Contact form.
- Clubhouse gutters cleaned.
- Thanks to Jim Buck for providing a detailed analysis on the benefits of installing variable speed motors for the pool/spa upon replacement.
- Replacement of the 2 outside showerheads.
- Successfully completed root removal on putting green test hole #5

2025 O&M Committee Accomplishments:

- Completed identical tile repairs to both the men's & women's inside showers drains.
- Completed the annual ARC Community Survey.
- Participated in the now approved for installation, of AT&T Fiber Upgrade for the Gallery.
- Recommended new vendor for all pest control services contract.
- Replaced cracked & leaking spa filter.
- Serviced and lubricated all 27 clubhouse doors and 5 end cap replacements.
- Bi-annual cleaning and servicing to both BBQ Grills.
- Elliptical bike repair for the gym.
- Completed ARS V-1 analysis of TGCA's reserves to assist B&F projections.

Committee Challenges For 2026

- Evaluate new opportunities for savings and efficiency in our utility bills.
- Maintaining main entrance gates, with emphasis on a permanent solution for the pedestrian gate.
- Undertaking a “phased” maintenance schedule thru 2026-27 for the 9-Hole Putting green root removal project.
- Focus on maintaining the entire clubhouse, both interior/exterior, and systems.
- Continue the effort to seek out new vendors for the proposal bidding process that meet the VIVE System requirements.
- Continue to solicit the community to fill our current committee vacancy.

Operations & Maintenance Committee

Thank You!

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Seagarden Advisory Committee

Fiscal Year Highlights 2025/2026

Mission Statement

Focus on the regular upkeep, maintenance and repairs of Seagarden's 15 buildings, housing 41 units.

Members:

- Pia Siemering
- Frank Courtney
- Jim Samson
- Barb Beaupre
- Maureen Dempsey
- Chuck Gonzalez

Past Year

- Unlike prior year we had mostly normal maintenance issues last year.
- Roof repairs - We had two units requiring repairs. Also contracted to have complete inspection of all buildings and repairs were made where needed, hoping to minimize any leaks this year.

Next Year

- No special periodic projects are scheduled or anticipated. Normal regular inspections and ad hoc repairs as needed.
- Will continue to research strategies for preventative maintenance within what our reserve budget permits.
- Seagarden will have \$30 per month per unit this coming fiscal year due to an increase in insurance costs.
- The committee will have a new member, as Jim Samson is relocating. Chuck Gonzalez has been approved.

Seagarden Cost Center Update

- Seagarden is a "Designated Service Area" (DSA) cost center
- Our CC&R's stipulate that the cost of maintenance, repair or replacement of DSA components shall be paid by Seagarden owners

Expenses paid by Seagarden

- **Building repair and maintenance**
- **Water for fire sprinkler system**
- **5-year sprinkler inspection**
- **Electricity for fire sprinkler system**
- **Building insurance coverage**
- **Pest control**

Expenses NOT paid by Seagarden

Without an amendment to our CC&R's, the following are non-DSA expenses:

- **Audit & Tax preparation**
- **Cost to prepare Reserve Study**
- **Management fees**
- **Printing/copying/mailers**
- **Assessment statements**
- **Address light maintenance**
- **Legal fees**

What does this mean for the 2026-27 budget?

- The budgets are in place and assessments will proceed as planned
- However, the Seagarden budget will see a cost saving and the Gallery budget will see increased expense

Landscape Committee

Highlights for fiscal year 2025/2026

Mission Statement

The goal of the Landscape Committee is to preserve and enhance the beauty of the Talega Gallery Community Association (TGCA).

Committee Members 2025

- **Christine Widaman**
- **Kathy Arnold**
- **Lyle Edwards**
- **Larry Smalley**
- **Sherri Robbins**
- **Steve Jones - Chairperson thru Oct. 2025**
- **Sheila Forchtner - Board Liaison**

Committee Members 2026

- **Joanna Levin**
- **Kay Linton**
- **Larry Smalley**
- **Sherri Robbins - Chairperson**
- **Sheila Forchtner - BOD Liaison**

March 2026 - a new member application has been submitted.

Landscape Committee Purview

- **Lawns: maintenance & weed control**
- **Front Yards: shrub maintenance, pest & weed control, shrub replacement & front yard enhancement**
- **Front Yard /Parkway Trees: maintenance, removal, replacement**
- **Irrigation System: maintenance & repair**
- **Monthly review of all areas to ensure property value upkeep & quality control**

These are the areas we observe for our Walk Notes

Landscape Committee Monthly Meetings

The main focus of our monthly meeting is routine Landscape Maintenance issues

- Committee meets the second Thursday of the Month at 10:00 am
- Open to all Talega Gallery Homeowners
- Harvest Landscape presents Status Reports and Proposals
- Review Homeowner Requests - Tree Removal & Front Yard Modifications and Enhancements
- Review Operating Budget Information and provide input to Budget and Finance on Annual Reserve Study
- Review Area Walk Notes - reports given to Harvest Landscape and GM

Landscape Committee Responsibilities

- **Committee Does Not Approve or Disapprove Proposals**
- **Makes recommendations to the Board for Proposals \$1,500 or More**
- **General Manager/Board of Directors Accept or Reject Recommendations**

Landscape Committee Major Accomplishments

- **Finalized new Plant Palette**
- **Developed new Front Yard Modification program**
- **Dedicated Landscape staff to Clubhouse and Via Portada grounds**
- **Irrigation and Water Management Specialist**
- **Tree Trimming Plan - 2nd Year**
- **Annual Lawn thatching, re-seeding, fertilizing (2nd year)**
- **New Harvest Landscape contract**

Landscape Committee Looking Ahead

- **Parkway Tree Plan - three phased tree replacement**
- **New Tree Palette by Street**
- **Improve Proposal review process**
- **Monitoring state and county Fire Regulations impacting landscaping**
- **Monitoring state water issues impacting landscaping**
- **Fill committee member openings**

Landscape Committee

Thank You!

Ad Hoc Committee Recap

Highlights for fiscal year 2025/2026

Purpose

To develop a long-term strategic landscape plan to guide future landscape investments

Members:

- Colleen Wilson
- Bob Tinnelly
- Dan Veronda
- Rich Greer
- Steve Cox
- Sheila Forchtner

Accomplishments

- **Clarified ownership of Gallery parkways**
- **Interviewed multiple agencies and consultants including: SC planning commission, SMWD, TMC, OCFA, H2O for HOA's, and more**
- **Attended Moulton Niguel Water planning workshop**

Board Conclusions

- **The requirements of AB 1572 will likely not apply to the Gallery parkways**
- **Our parkways use \$15,000 of water per year (25% of our total water bill)**
- **Investing in Gallery water conservation should not begin with the parkways**

HOMEOWNER FORUM

**It Takes a
Village**



Thank You Volunteers!

Sue Aaron - *Block Rep/Events*

Michael Beaupre - *Board*

Barbara Beaupre - *Seagarden/Block Rep*

Dave Belove - *B & F*

Joe Brezin - *Info Tech*

Jeff Brienen - *B & F*

Cami Brienen - *Block Rep*

Jim Buck - *O & M / Events*

Mary Carlson - *Recreation*

Barbara Cogan - *Events/Block Rep*

Ed Cogan - *Events*

Janet Collins - *Block Rep*

Frank Courtney - *Seagarden*

Corky Cummings - *Events*

Mary Dean - *Recreation / Events*

Des Dean - *Events*

Ginni Delorenzo - *Events*

Maureen Dempsey - *Seagarden / Block Rep*

Kevin Dempsey - *Landscape / Events*

Linda Ernst - *B & F / Events*

Gary Ernst - *Events*

Sheila Forchtner - *Board / Events*

Bev Glasgow - *Block Rep*

Chuck Gonzalez - *Seagarden / B & F*

Annette Good - *Block Rep*

Robert Grun - *Info Tech*

Diane Hager - *Recreation / Events*

Dick Hager - *Events*

Thank You Volunteers!

Judy Hall - Librarian

Dorothy Harberts - Events

Craig Harberts - Events

Janet Heidorn - Block Rep

Kay Hogge - Block Rep

Marianne Houston - Board

Toby Huddle - O & M

Christa Huddle - Block Rep / Events

Barry Kersey - O & M

Joanna Levin - Landscape / Events

Mike Levin - Block Rep / Events

Becky Lindblad - Block Rep

Russ Lines - Board

Kay Linton - Landscape

Mike Lockwood - Info Tech

Bill MacMillen - B & F

Brien Manning - Board / Events

Lisa Marcus - Events

Donna Martin - Librarian Assistant

David Maxwell - O & M

Barbara Milne - Block Rep / Events

Mike Nagle - O & M

Nancy Newhouse - Recreation / Events

Nettie Nielsen - Recreation / Events

Annie Oas - Events

Marlene Oliphant - Recreation / Events

Vicki Perry - Recreation

Debbie Pooler - Block Rep / Events

Thank You Volunteers!

Sherri Robins - *Landscape*

Kip Robbins - *O & M / Events*

Gloria Rooney - *Block Rep*

Jim Samson - *Seagarden / B & F*

Sandi Shoden - *Block Rep / Events*

Pia Siemering - *Seagarden / Block Rep / Events*

Ann Small - *Block Rep / Events*

Larry Smalley - *Landscape*

Jeanne Tavasci - *Block Rep*

Bob Tinnelly - *AdHoc Landscape*

Pam Tinnelly - *Events*

Cathy Tinnelly - *Events*

Sue Trimble - *Block Rep*

Dan Veronda - *AdHoc Landscape*

Steve Voors - *O & M*

Adrienne Waibel - *Events*

Sheri Wenzel - *Block Rep / Events*

Colleen Wilson - *Block Rep/AdHoc Landscape*

Dean Waldfogel - *Info Tech*

Paul Worne - *B & F*

