

TALEGA GALLERY COMMUNITY ASSOCIATION

BOARD OF DIRECTORS' MEETING

Tuesday, July 28, 2026, 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

June 23, 2026, General Session Meeting Minutes

D. COMMITTEE MEETING MINUTES CONSENT CALENDAR

Landscape Committee – June 11, 2026, Meeting Minutes.

Budget and Finance Committee – June 18, 2026, Meeting Minutes

O&M Committee – June 4, 2026, Meeting Minutes

Seagarden Advisory Committee – June 3, 2026, Meeting Minutes

Recreation Committee – June 8, 2026, Meeting Minutes

E. PENDING BUSINESS

Financial Dashboard for June 2026

Talega Gallery Financials for June 2026

Seagarden Financials for June 2026

F. Maturing CD

G. COMMITTEE REPORTS

Seagarden Committee	Pia Siemering, Chairperson
Landscape Committee	Larry Smalley, Chairperson
B&F Committee	Jeff Brien, Chairperson
Recreations Committee	Diane Hager, Chairperson
O&M Committee	Kip Robbins, Chairperson

H. Palm Treatment Proposals

I. Emergency Services for Card Room & Lobby

J. Community Entrance Landscape Proposal

K. Pedestrian Gate Repair

L. Pool Temp Survey Results

M. Third Vehicle Parking Discussion

N. Community Association Institute Buck A Door

O. GM Update

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The next regular Board of Directors meeting will be held on **Tuesday, August 25, 2026, at 4:30PM.**

ADJOURNMENT

Join Zoom Meeting

<https://us02web.zoom.us/j/83877425965?pwd=CD0KDrFFKYXWTxWovJAWls4YkVMVjB.1>

Meeting ID: 838 7742 5965

Passcode: 886124