THE GALERIE HOMEOWNERS ASSOCIATION
Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, February 28, 2024
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY   6:00 PM

I. **MINUTES**
Review Executive Session Minutes – January 24, 2024

II. **DELINQUENCY REPORT**

III. **COMPLIANCE MATTERS**
   A. Violations Discussion

IV. **BOARD DISCUSION**
   A. Employee and Vendor Matters

GENERAL SESSION – CALL TO ORDER   6:30 PM

I. **COMMUNITY UPDATE** (TO ITEMS BROUGHT UP DURING LAST HOMEOWNERS FORUM)

II. **HOMEOWNER FORUM (3 minutes per member)**
   Reference: Civil Code §4930 The Board of Directors shall permit any member of the association to speak at any meeting of
   the association.

III. **ADMINISTRATIVE REPORT**
   A. Review General Session Minutes – January 24, 2024

IV. **TREASURER'S REPORT**
   A. Review of Financial Statements for Period Ending December 31, 2023
   B. Review of Financial Statements for Period Ending January 31, 2024
   C. Discussion CIT Bank Account funds and Reserve Funds

V. **LANDSCAPING**
   A. Irrigation Repairs Procedure
   B. Proposal Review – Sod Installation
   C. Proposal Review – Pine Tree Trimming
   D. Proposal Review – Pine Tree Removal
   E. Proposal Review – Alder and Orchid Tree Removals
   F. Proposal Review – Acacia Bush Trimming
   G. Proposal Review – Sycamore Tree Trimming

VI. **ARC REVIEW**

VII. **GENERAL BUSINESS**
   A. 2024-2025 Insurance Proposals
   B. Proposal Review: Deck Repairs 6536 E Paseo Diego
   C. Discussion of Remaining Fascia Repairs prior to Painting & Painting Timeline
   D. Proposal Review: Roof Repairs
   E. Roof Repairs Procedure
   F. V-Ditch Proposal/Discussion
   G. Discussion of Solar Policy
   H. Solar Indemnity Agreement
   I. Pool Deco Seal Estimate

J.   Ratify Spa Light Replacement Proposal
K.   Discussion of Cementitious Decks
L.   Proposal Review - Pool Area Security System

VIII. **ITEMS NEEDING IMMEDIATE ACTION**
Before discussing any item pursuant to Civil Code §4930, the board of directors shall openly identify the item to the members in attendance at the meeting.

ADJOURNMENT