

THE GALERIE HOMEOWNERS ASSOCIATION

Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, March 27, 2024 Galerie
Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – February 28, 2024

II. DELINQUENCY REPORT

III. COMPLIANCE MATTERS

A. Violations Discussion

IV. BOARD DISCUSSION

A. Employee and Vendor Matters

B. Meeting Rules & Code of Conduct

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 – February 28, 2024

IV. TREASURER'S REPORT

A. Review of Financial Statements for Period Ending January 31, 2024,

B. Review of Financial Statements for Period Ending February 28, 2024

C. Discussion CIT Bank Account funds and Reserve Funds

V. LANDSCAPING

A. Spring 2024 Priorities – Arborist's Report

B. Proposal Review - Tree Health Care – Treatments

C. Proposal Ratification – Pine Tree Trimming

D. Proposal Review – Monument Landscaping Changes

E. Proposal Review – Drainage Correction

F. Proposal Review – Irrigation Repairs

VI. ARC REVIEW

VII. GENERAL BUSINESS

A. 2024-2025 Insurance Proposal Ratification

B. Proposal Review: Deck Repairs 6536 E Paseo Diego

C. Proposal Review: Roof Repairs

D. Roofing Replacements & Painting Timetables

E. Discussion of Cementitious Decks

F. Proposal Review - Pool Area Security System

G. 12/31/23 Audit Report

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