

THE GALERIE HOMEOWNERS ASSOCIATION
Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, April 24, 2024
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – March 27, 2024

II. LEGAL

III. DELINQUENCY REPORT

IV. COMPLIANCE MATTERS

A. Violations Discussion

V. BOARD DISCUSSION

- A. Employee and Vendor Matters
- B. Clubhouse Manager
- C. Issue Tracking
- D. Homeowner Correspondence

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 – March 27, 2024

IV. TREASURER'S REPORT

- A. Review of Financial Statements for Period Ending March 31, 2024,
- B. Discussion CIT Bank Account funds and Reserve Funds
- C. FYE 12/31/2023 Completed Draft Audit

V. LANDSCAPING

- A. Proposal Review – Monument Landscaping Changes (Perennial Plants)
- B. Proposal Review – Drainage
- C. Proposal Review – Irrigation Repairs/Additional Irrigation
- D. Proposal Review – Sod Installation
- E. Proposal Review – Landscape Improvements

VI. ARC REVIEW

VII. GENERAL BUSINESS

- A. Proposal Review: Roof Inspections
- B. Proposal Review: Deck Inspections
- C. Discussion of Cementitious Decks
- D. Proposal Review: Deck Repairs
- E. Adoption of Revised Solar Policy

- F. Proposal Review - Pool Area Security System
- G. Clubhouse Manager
- H. Homeowner Correspondence
- I. Pool Heat
- J. Appointment of Inspectors of Election

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 – NEXT MEETING DATE: MAY 22, 2024 (ANNUAL MEETING & ELECTION AND REGULAR MEETING)