

THE GALERIE HOMEOWNERS ASSOCIATION

Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, July 31, 2024
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – May 22, 2024 and June 26, 2024

II. LEGAL

III. DELINQUENCY REPORT

IV. COMPLIANCE MATTERS

A. Violations Discussion

V. BOARD DISCUSSION

- A. Employee and Vendor Matters
- B. Issue Tracking
- C. 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 – May 22, 2024 & June 26, 2024

IV. TREASURER'S REPORT

- A. Review of Financial Statements for Period Ending June 30, 2024,
- B. Reserve Study
- C. Draft 2025 Budget Items

V. LANDSCAPING

A. Proposal Review

VI. ARC REVIEW

VII. GENERAL BUSINESS

- A. Planter Repairs
- B. Landscape Proposals
- C. Tree Removal Proposals
- D. Lighting Proposals
- E. Proposal Review: Roof Replacements
- F. Spa Emergency Shut-Off Cover
- G. Pool Fence Repairs Proposals
- H. Pool/Spa Replastering
- I. Exterior Repairs Proposals

- J. Pool Signage Replacements
- K. BBQ
- L. Homeowner Correspondence
- M. Manager Walkthrough 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 – NEXT MEETING DATE: August 28, 2024