

THE GALERIE HOMEOWNERS ASSOCIATION

Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, August 28, 2024
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – July 31 2024

II. LEGAL

III. DELINQUENCY REPORT

IV. COMPLIANCE MATTERS

A. Violations Discussion

V. BOARD DISCUSSION

- A. Employee and Vendor Matters
- B. Parking Rules
- C. Clubhouse Rules
- 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 – July 31, 2024

IV. TREASURER'S REPORT

- A. Review of Financial Statements for Period Ending July 31, 2024
- B. Reserve Study
- C. Draft 2025 Budget Items

V. LANDSCAPING

- A. Proposal Review
- B. Tree Removals
- C. Arborist Report

VI. ARC REVIEW

VII. GENERAL BUSINESS

- A. Resolutions to Lien
- B. Parking Rules Revision
- C. Clubhouse Rules Revision
- D. Planter Repairs
- E. Proposal Review: Roof Replacements
- F. Cementitious Deck Maintenance Proposals

- G. Spa Emergency Shut-Off Cover
- H. Pool/Spa Replastering
- I. Pool & Spa Equipment Replacements
- J. Exterior Repairs Proposals
- 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: September 25, 2024