

# THE GALERIE HOMEOWNERS ASSOCIATION

## Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, September 25, 2024  
Galerie Clubhouse

### **EXECUTIVE SESSION - BOARD MEMBERS ONLY**

**6:00 PM**

#### **I. MINUTES**

Review Executive Session Minutes – August 28, 2024

#### **II. LEGAL**

#### **III. DELINQUENCY REPORT**

#### **IV. COMPLIANCE MATTERS**

A. Violations Discussion

#### **V. BOARD DISCUSSION**

- A. Employee and Vendor Matters
- B. Homeowner Correspondence

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### **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 – August 28, 2024

#### **IV. TREASURER'S REPORT**

- A. Review of Financial Statements for Period Ending August 31, 2024
- B. Draft 2025 Budget
- C. Contract Increases
- D. Reserve Study
- E. New Law: BOI Reporting – FinCEN & Proposal

#### **V. LANDSCAPING**

- A. Proposal Review
- B. Tree Removals

#### **VI. ARC REVIEW**

#### **VII. GENERAL BUSINESS**

- A. Squirrel Treatment on Miro
- B. Resolutions to Lien
- C. Proposal Review: Roof Replacements
- D. Cementitious Deck Maintenance Proposals
- E. Pavement on Paseo Diego
- F. Board Ratification: Pool/Spa Replastering
- G. Board Ratification: Pool & Spa Equipment Replacements

- H. Pool Fencing
- I. Exterior Repairs
- J. BBQ
- K. Homeowner Correspondence
- L. 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: October 23, 2024**