

THE GALERIE HOMEOWNERS ASSOCIATION

Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, October 30, 2024
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – September 25, 2024

II. LEGAL

III. DELINQUENCY REPORT

IV. COMPLIANCE MATTERS

A. Violations Report/Discussion

V. BOARD DISCUSSION

- A. Employee and Vendor Matters
- B. 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 – September 25, 2024
- B. Amended General Session Minutes – May 22, 2024

IV. TREASURER'S REPORT

- A. Review of Financial Statements for Period Ending September 30, 2024
- B. Draft 2025 Budget
- C. New Law: BOI Reporting – FinCEN & Proposal

V. LANDSCAPING

- A. Irrigation Re-ca
- B. Proposal Review
 - 1. Camino Grande Landscaping
 - 2. Pesticide Proposal
- C. Arborist Report
- D. Coral Tree Trimming
- E. Tree Removals

VI. ARC REVIEW

VII. GENERAL BUSINESS

- A. Proposal Review: Roof Replacements
- B. Cementitious Deck Maintenance Proposals
- C. Pool Fencing Proposals
- D. Pool Bench and Stucco

- E. 6509 E Paseo Diego Repairs
- F. Homeowner Correspondence
- G. Manager Walkthrough Report
- H. Action List

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: ??