

THE GALERIE HOMEOWNERS ASSOCIATION

Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, December 11, 2024
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – October 30, 2024

II. LEGAL

III. CONTRACT REVIEW

IV. DELINQUENCY REPORT

V. COMPLIANCE MATTERS

A. Violations Report/Discussion

VI. 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 – October 30, 2024

IV. TREASURER'S REPORT

- A. Review of Financial Statements for Period Ending October 31, 2024
- B. Audit & Tax Proposal FYE 12/31/24 – ISK CPA

V. LANDSCAPING/Trees

- A. Proposal Review
- B. Cornerstone Schedules
- C. Arborist Report
- D. Ratify Approval – Coral Tree Removal 774 Miro
- E. Tree Trimming Schedule
- F. Tree Removals
- G. Tree Risk Mitigation Proposal

VI. ARC REVIEW

VII. GENERAL BUSINESS

- A. Board Limitations
- B. Proposal Review: Roof Replacements
- C. Cementitious Deck Maintenance Proposals

- D. 6509 E Paseo Diego & 774 Miro Repairs
- E. Pool Project Schedule & Pool/Clubhouse Area Closure
- 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