

**THE GALERIE HOMEOWNERS ASSOCIATION**  
**Monthly MEETING OF THE BOARD OF DIRECTORS**

Wednesday, January 22, 2025  
Galerie Clubhouse

**EXECUTIVE SESSION - BOARD MEMBERS ONLY**

**6:00 PM**

- I. MINUTES**  
Review Executive Session Minutes – December 11, 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

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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 – December 11, 2024
- IV. TREASURER'S REPORT**
  - A. Review of Financial Statements for Period Ending November and December, 2024
- V. LANDSCAPING/Trees**
  - A. Proposal Review: Dethatching
  - B. Ratify Cornerstone Proposal for Planting Lantana along Fence on Camino Grande
  - C. Cornerstone Maintenance Schedules
  - D. Ratify Approval of Revised Proposal – Coral Tree Removal 774 Miro
  - E. Community-Wide Tree Trimming Schedule
  - F. Tree Removals
  - G. Tree Risk Mitigation Proposals (from Arborists)
- VI. ARC REVIEW**
- VII. GENERAL BUSINESS**
  - A. Fire Insurance
  - B. Proposal Review: Roof Replacements and Roof Underlayment
  - C. Cementitious Deck Maintenance Proposals
  - D. Roof Maintenance Proposals

- E. 6509 E Paseo Diego & 774 Miro Repairs
- F. Ratify Pool Project Change Order 1-10 for entry steps repairs, \$9,000
- G. Pool Project Schedule Update
- H. Ratify Gopher Treatment Proposal for 6535 Circulo Dali
- I. Galerie Website
- J. Handyman
- K. Homeowner Correspondence
- L. Manager Walkthrough Report
- M. 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**