

THE GALERIE HOMEOWNERS ASSOCIATION
Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, February 26, 2025
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – January 22, 2025

II. LEGAL

III. CONTRACT REVIEW

IV. DELINQUENCY REPORT

Lien Resolution, if Required

V. COMPLIANCE MATTERS

A. Violations Report/Discussion

VI. BOARD DISCUSSION

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

GENERAL SESSION – CALL TO ORDER

7:00 PM

**I. Insurance Question & Answer Period with Special Guest:
Brian Linehan, LaBarre/Oksnee Insurance**

II. COMMUNITY UPDATE (TO ITEMS BROUGHT UP DURING LAST HOMEOWNERS FORUM)

III. 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.

IV. ADMINISTRATIVE REPORT

A. Review General Session Minutes – January 22, 2025

V. TREASURER'S REPORT

- A. Review of Financial Statements for Period Ending January 2025
- B. Draft Audit for FYE 12/31/2024

VI. LANDSCAPING/Trees

- A. Cornerstone Proposals
- B. Community-Wide Tree Trimming Schedule
- C. Tree Removals

VII. ARC REVIEW

VIII. GENERAL BUSINESS

- A. Cementitious Deck Replacement Proposals
- B. Cementitious Deck Maintenance Proposals
- C. Roof Repair Proposal
- D. Proposal Review: Roof Replacements and Roof Underlayment

- E. Painting
- F. 6509 E Paseo Diego & 774 Miro Repairs
- G. Ratify Pool Project Change Order 2-10 for Jandy Pumps, \$6,550
- H. Pool Project Schedule Update
- I. Homeowner Correspondence
- J. Manager Walkthrough Report
- K. Action List

IX. 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