

THE GALERIE HOMEOWNERS ASSOCIATION

Monthly MEETING OF THE BOARD OF DIRECTORS

Wednesday, July 23, 2025
Galerie Clubhouse

EXECUTIVE SESSION - BOARD MEMBERS ONLY

6:00 PM

I. MINUTES

Review Executive Session Minutes – June 25, 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

6:30 PM

I. Guest: Mark McNally, Cornerstone Landscape Services

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. ARC REVIEW

V. GENERAL BUSINESS

A. Lien Resolution

B. Pool Behavior

C. Gardner Pool & Spa Mottling & Safety Rail Issues

D. Ratify: Cementitious Deck Maintenance Proposal from Whitestone Industries

E. Concrete Grinding/Replacement Proposals

F. Patrol

G. Update on Slope Clearing at Nature Center

H. Roof Replacement Proposals

I. Homeowner Correspondence

J. Manager Walkthrough Report

K. Action List

VI. ADMINISTRATIVE REPORT

A. Review General Session Minutes – June 25, 2025

VII. TREASURER'S REPORT

A. Review of Financial Statements for Period Ending June 2025

B. Renewal of Edward Jones CD

VIII. LANDSCAPING/Trees

A. Tree Care Plans/Community-Wide Tree Trimming Schedule

B. Cornerstone Proposals

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

