

TALEGA

TALEGA MAINTENANCE CORPORATION

23rd Annual Meeting

November 15, 2022

BOARD OF DIRECTORS

Andrea Ewell

President

Serge Jonnaert

Vice President

Dennis Kamp

Treasurer

Taylor Florence

Secretary

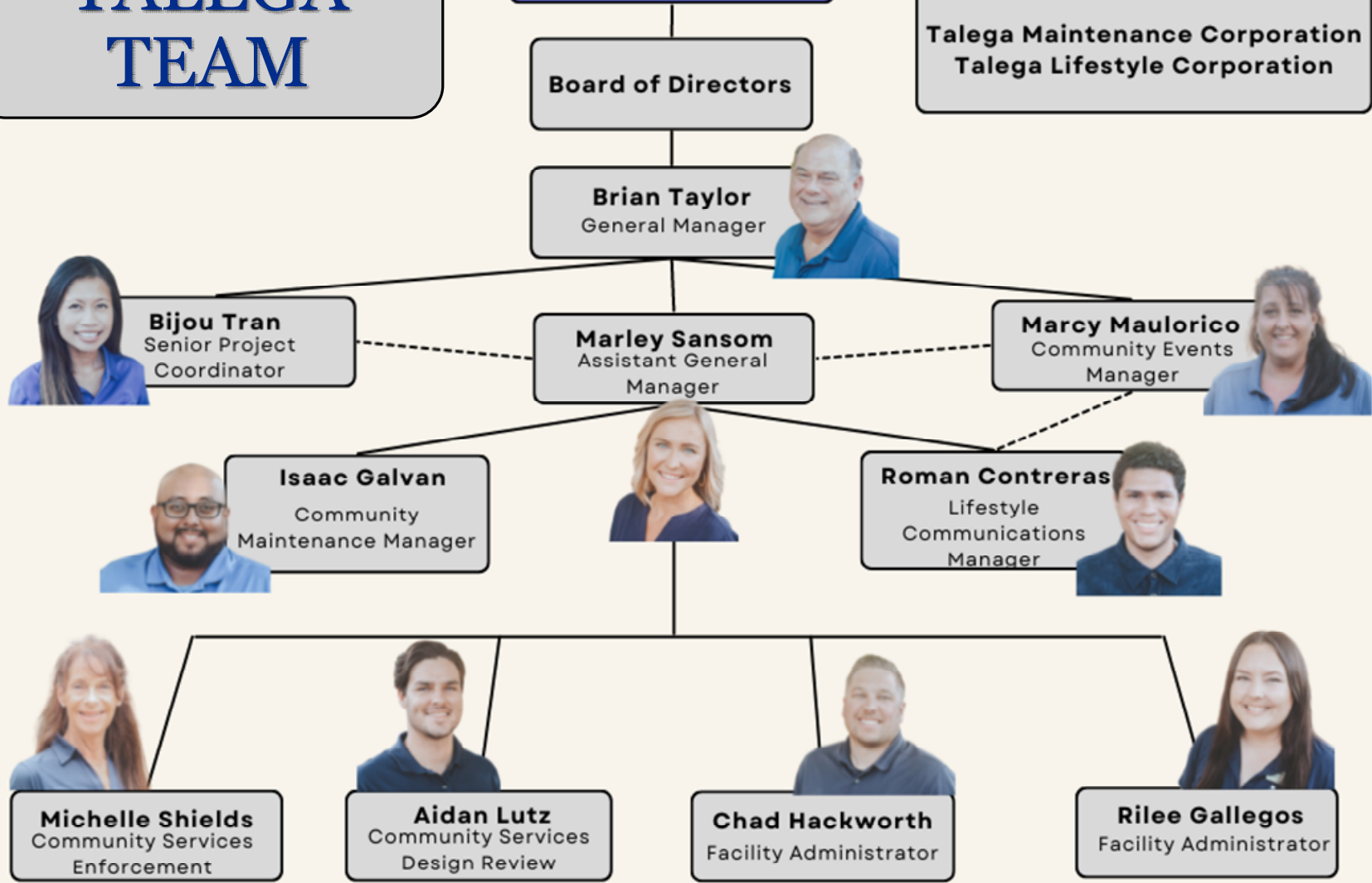
Phil Harris

Director

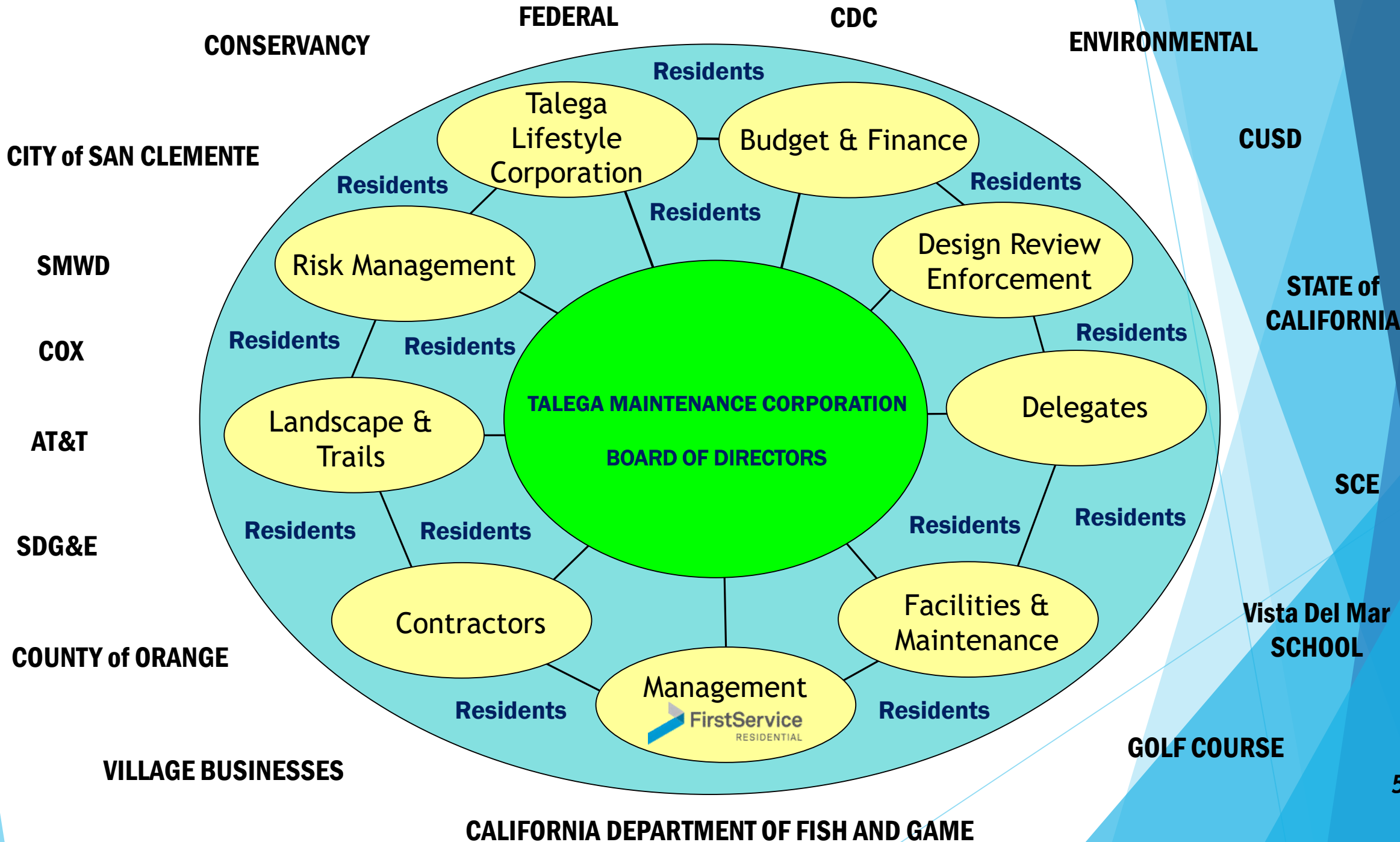
TALEGA TEAM

TALEGA MEMBERSHIP

2022 Organization Chart
Talega Maintenance Corporation
Talega Lifestyle Corporation



2022 ANNUAL REPORT



Board Initiatives

1. Forward Planning

- ❖ Keep Community Current, Relevant and Up to Date

2. Neighborhood Delegate Engagement

- ❖ Rebuilding and Engaging this important Committee to Continually Gather and Disseminate Important Feedback to the Community

3. Committee Development

- ❖ Engaging Volunteers to Represent the Neighborhoods and Community to Maintain and Shape the Future of Talega

4. Communication - Proactive Communication to keep the community informed of all important matters.

- ❖ Newsletters
- ❖ E-Mailings
- ❖ Surveys

The Board works to be proactive to the needs of the community

2022 ENHANCEMENT PROJECTS

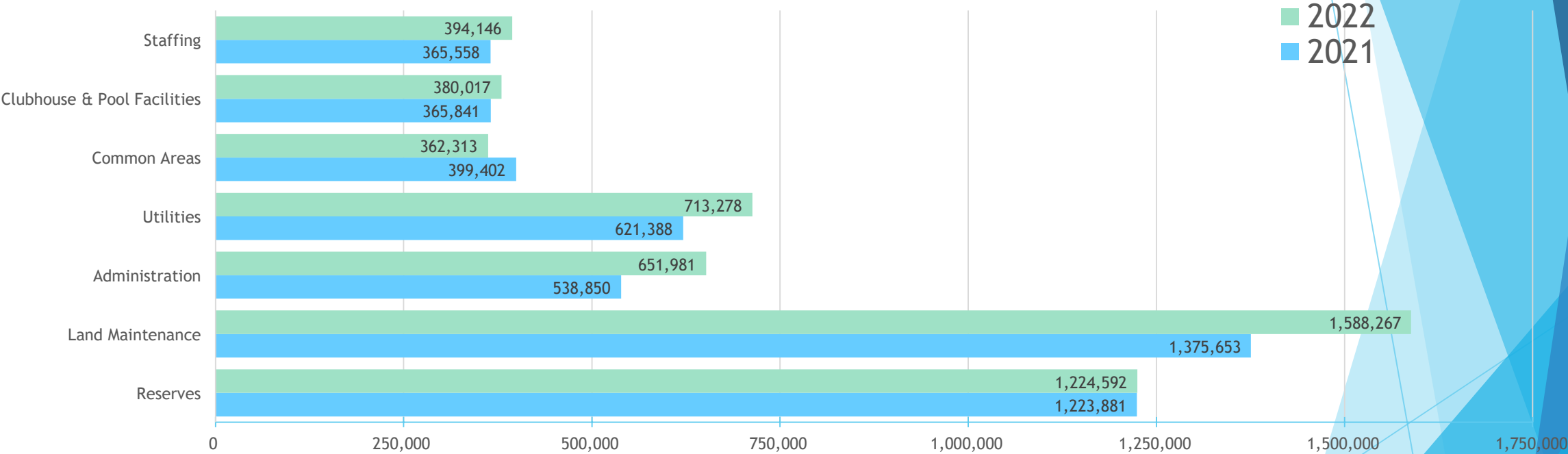
- Painting Project to renew the Street Light Poles, Mailboxes and Pedestals
- Painting Project to renew the SDG&E Neighborhood Green Transformers
- Added Pickle Ball Court to the Tierra Grande Swim Facility
- Added Bocce Ball Court to the Talega Swim & Athletic Club
- Replaced sections of Architectural Fencing at various locations
- Working with the Golf Club to Collectively Replace Remaining Architectural Fencing
- Landscape Enhancements throughout Talega
- Sidewalk Trip Hazard Program
- Annual Inspection of all Streets – Identifying Low Spots, Cracks, Separations, etc.
- Street Sealcoating Program – Approximately 1/4 of Talega Streets
- Replaced the Saluda Pool Heaters and Lane Lines
- Replaced the Lap Pool Heaters at the Talega Swim & Athletic Club
- Replaced the Careyes pocket park Fence

Community Issue Tracking

- **Irrigation** - Performed an extensive audit of the irrigation system and analysis of water use.
- **Coyotes** - Engaged with the California Department of Fish and Wildlife to further explore conflict prevention.
- **Flock Cameras** - After being the first Community in California to add Flock License Plate reading cameras in 2017 - Proactively added an additional 18 in 2022 for a total of 32 Cameras on the major entries and thoroughfares.
- **Burglaries** - Engaged with the City of San Clemente and Orange County Sheriff's Department to coordinate communication to the residents regarding the recent rash of Break Ins
 - Coordinated Town Hall Meeting with the Orange County Sheriff's Department
 - Added Additional Temporary Community Patrols to support community concerns and increase visibility

Operating Expenses

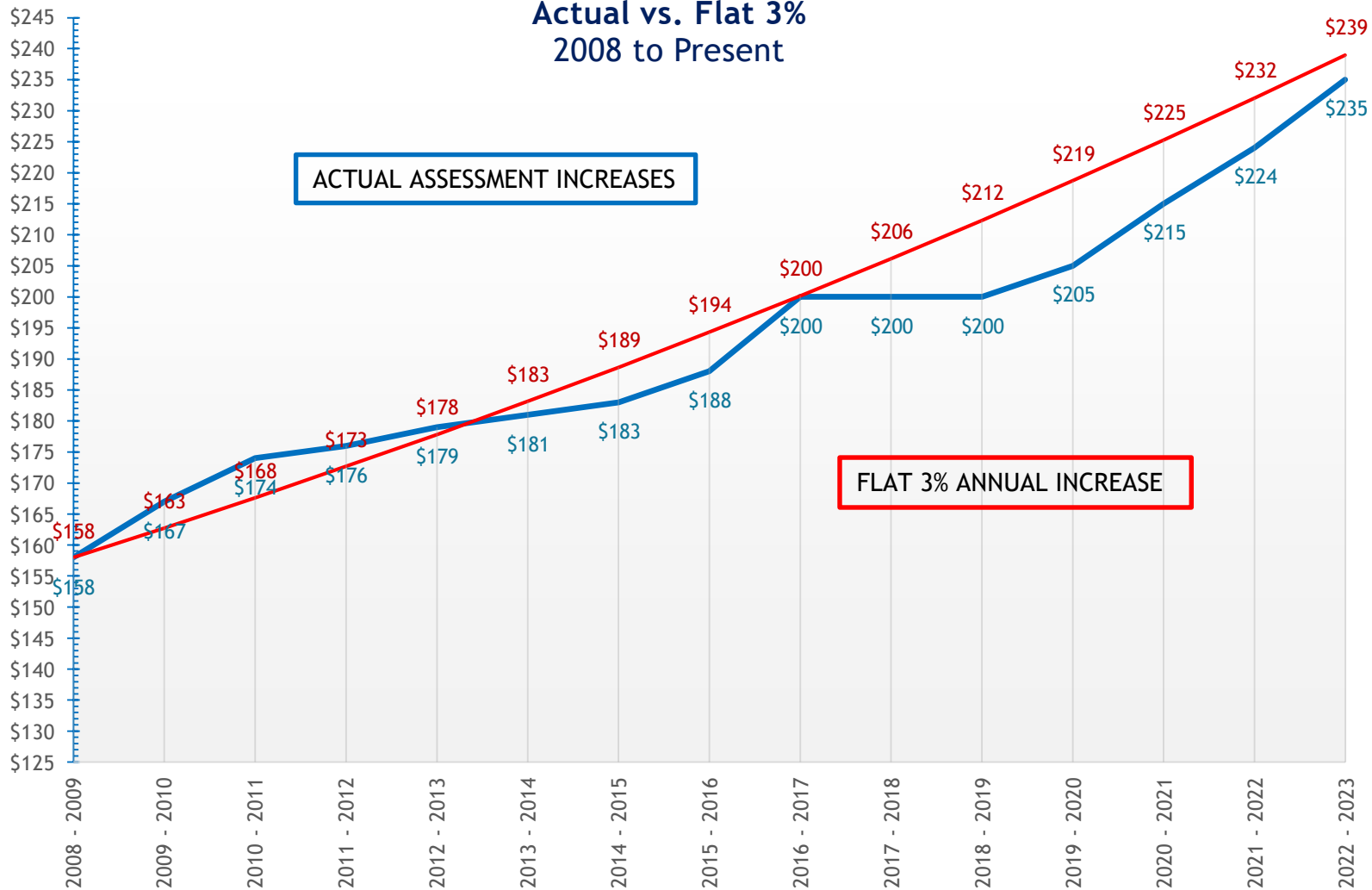
2022 over 2021
6 Months Ending
September 30, 2022



Land Maintenance is expected to remain the largest expenditure in future years

Costs Associated with Risk Management and Inflation will Increase in the Next Fiscal Year

Talega Maintenance Corporation
ASSESSMENT HISTORY
 Actual vs. Flat 3%
 2008 to Present



DRIVERS

Reserves

- Facilities aging 20+ years

Labor

- Minimum Wage
- Expanding Responsibilities

Landscape Maintenance

- Labor / Fuel / Insurance

Risk Management

- Risk Analysis
- Risk Reduction
- Insurance Coverages

Income Statement Summary

Eight Year Trend

(\$ in "000s)										
	YEAR END	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022-2023	
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROJECTED	
	ASSESSMENT RATE	\$188	\$200	\$200	\$200	\$205	\$215	\$224	\$235	% +/-
	REVENUE									
	TOTAL REVENUE	\$8,094	\$8,742	\$8,789	\$8,788	\$9,035	\$9,373	\$9,543	\$10,000	100%
	TOTAL RESERVE CONTRIBUTION	\$2,223	\$2,011	\$2,056	\$2,032	\$2,274	\$2,288	\$2,377	\$2,389	24%
	AVAILABLE OPERATING REVENUE	\$5,871	\$6,731	\$6,733	\$6,756	\$6,762	\$7,085	\$7,166	\$7,611	76%
	OPERATING EXPENSES									
	TOTAL UTILITIES	\$759	\$774	\$887	\$775	\$783	\$1,029	\$1,115	\$1,151	12%
	TOTAL LAND MAINTENANCE	\$2,761	\$2,712	\$2,780	\$3,046	\$3,059	\$3,009	\$2,808	\$3,123	31%
	TOTAL SWIM & ATHLETIC CLUB	\$292	\$279	\$320	\$339	\$357	\$348	\$404	\$424	4%
	TOTAL SALUDA RECREATION	\$103	\$103	\$109	\$125	\$123	\$119	\$156	\$167	2%
	TOTAL TIERRA GRANDE REC	\$67	\$71	\$76	\$71	\$86	\$89	\$103	\$112	1%
	TOTAL COMMON AREA	\$772	\$676	\$684	\$692	\$714	\$686	\$783	\$835	8%
	TOTAL ADMINISTRATION	\$1,673	\$1,616	\$1,628	\$1,543	\$1,838	\$1,944	\$1,744	\$2,065	21%
	TOTAL OPERATING EXPENSES	\$6,427	\$6,232	\$6,484	\$6,592	\$6,961	\$7,225	\$7,113	\$7,877	79%
	NET INCOME/(LOSS)	(556)	499	249	163	(199)	(139)	53	(266)	

Operating Fund & Reserve Asset-Expenditures Summary

Eight Year Trend

OPERATING FUND (\$ in "000s)	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected
OPERATING FUND BALANCE	\$1,187	\$1,698	\$2,073	\$2,110	\$1,911	\$1,772	\$1,825	\$1,558

RESERVE FUND (\$ in "000s)	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected
RESERVES - OPENING BALANCE	\$12,339	\$13,641	\$15,056	\$16,171	\$16,441	\$16,582	\$15,857	\$15,628
ANNUAL ADDITIONS	\$2,258	\$2,011	\$2,056	\$2,031	\$2,273	\$2,288	\$2,439	\$2,414
ANNUAL EXPENSES	\$956	\$597	\$941	\$1,761	\$2,132	\$3,012	\$2,668	\$2,495
RESERVES - CURRENT BALANCE	\$13,641	\$15,056	\$16,171	\$16,441	\$16,582	\$15,857	\$15,628	\$15,547

Balance will fluctuate up and down over time - Talega is 22 years old and several major assets are requiring replacement.

2023 LANDSCAPE PROJECTS

- 100% Compliance with OCFA Landscape Standards
- Continued Replanting of Slopes expected through 3rd Quarter 2023
 - 1 Gallon Plant size becomes visible in 18 – 24 Months
- Enhanced Tree Trimming Program
- Continued Landscape Beautification Projects
- Continued Landscape Material Experimentation

2023 PROJECTS

- Bidding Insurance Coverage to Mitigate Risk and Control Costs
- Street Sealcoating Program – Approximately 1/4 of the Neighborhood Streets Annually
- Finalizing Lawsuit with Developer dating back to 2010
- Landscape Renovation Projects
- Cristianitos Trail Re Construction and Re Planting
- Pool Facility Restroom Renovations at TSAC, Saluda and Tierra Grande
- Splash Pad Replacement
- Tot Lot Replacement – Talega Village and Escala Neighborhoods
- Bare slope areas will be allowed to grow back as natural grasses and trimmed annually to remain OCFA compliant

TALEGA

There's No Place
Like Home!