

TALEGA

TALEGA MAINTENANCE CORPORATION

25th Annual Meeting

November 19, 2024

BOARD OF DIRECTORS

Serge Jonnaert

President

Andrea Ewell

Vice President

Taylor Florence

Vice President

Cory White

Treasurer

Phil Harris

Secretary

TALEGA MANAGEMENT TEAM

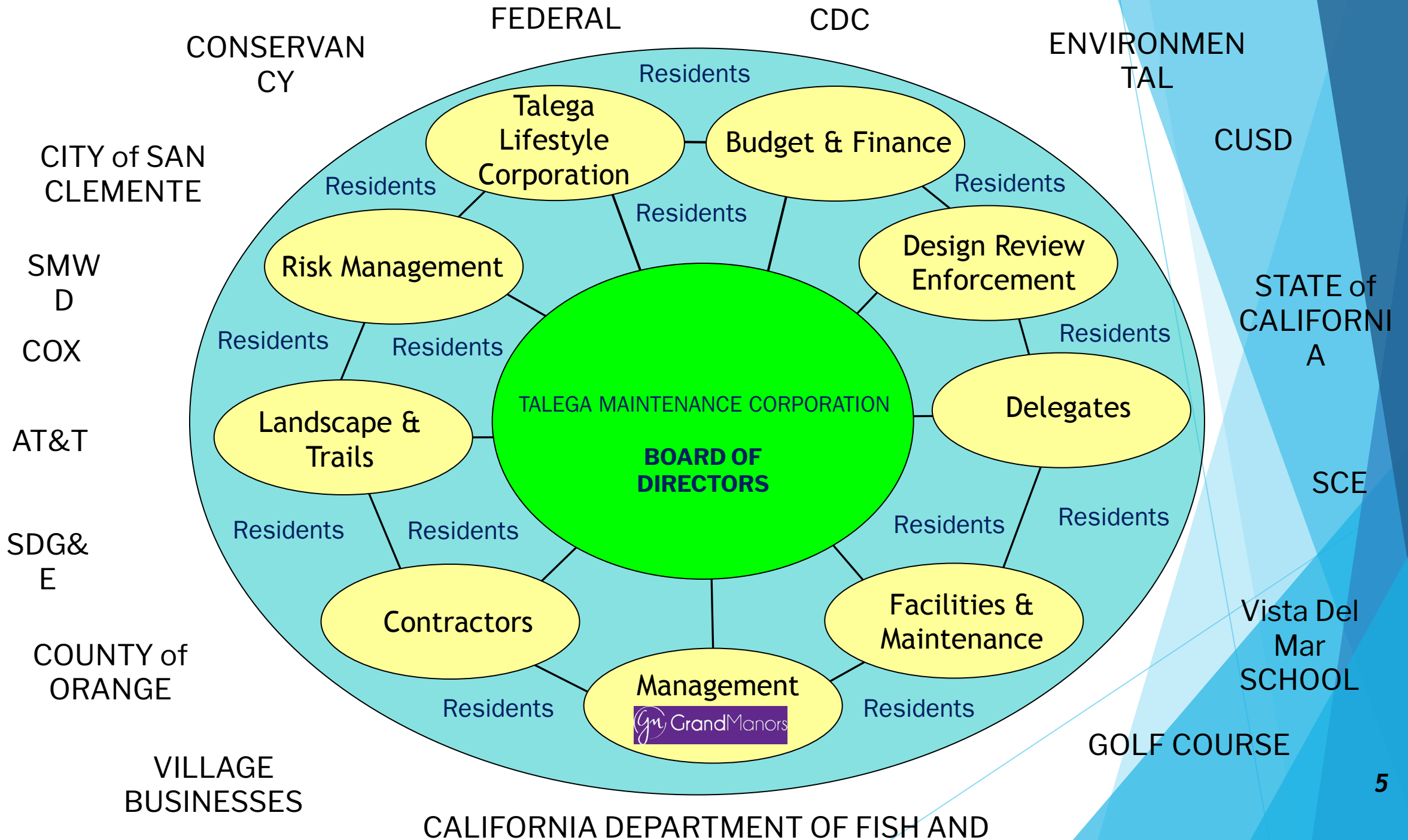
Talega Swim & Athletic Club

Brian Taylor	Executive Director
Christine Hulka	Community Manager
Michelle Shields	Enforcement
Rich Smith	Facility Manager
Chrissy Clancy	Facility Support
Courtney Commeau	Administration
Noel Schultz	Lifestyle Manager
Payton Cantrell	Communication Coordinator
Greg Wittman	Maintenance Manager
Madison Mitchell	Architectural



Metrius Fair	Vice President Onsite Management
Dawn Lee	Director Community Association Management
Kyla Sawtell	Financial Manager

2024 ANNUAL REPORT



Board Initiatives

- ❖ Forward Planning
 - Keeping the community current, relevant and up to date
- ❖ Neighborhood Delegate Engagement
 - Rebuilding and engaging this important committee to continually gather and disseminate Important feedback to the community
- ❖ Committee Development
 - Engaging volunteers to represent the neighborhoods and community to maintain and shape the future of Talega
- ❖ Communication
 - Proactive communication to keep the community informed of all important matters, i.e. newsletters / E-mailings / surveys
- ❖ Direct city engagement to continue to develop and maintain a good working relationship.
 - City Council / Management / Staff
- ❖ The Board has initiated a rebranding exercise in conjunction with the community's Silver Jubilee to position the community for the next 25 years.

2024 Enhancement Projects

- ❖ New management company – GrandManors
- ❖ New community management software platform – CiraNet
 - Enhanced “real time” financial reporting
- ❖ Painting project to renew the street light poles, mailboxes and pedestals
- ❖ Painting project to renew the SDG&E neighborhood green transformers
- ❖ Landscape entryway enhancements
- ❖ Tot lot replacements
- ❖ Splash and play renovation design and permitting
- ❖ Restroom renovation project – 8 restrooms at three pool locations
- ❖ Street-asphalt analysis and testing for 2024 repairs
- ❖ Rebranding initiative in conjunction with the 25 year silver jubilee

Community Issue Tracking

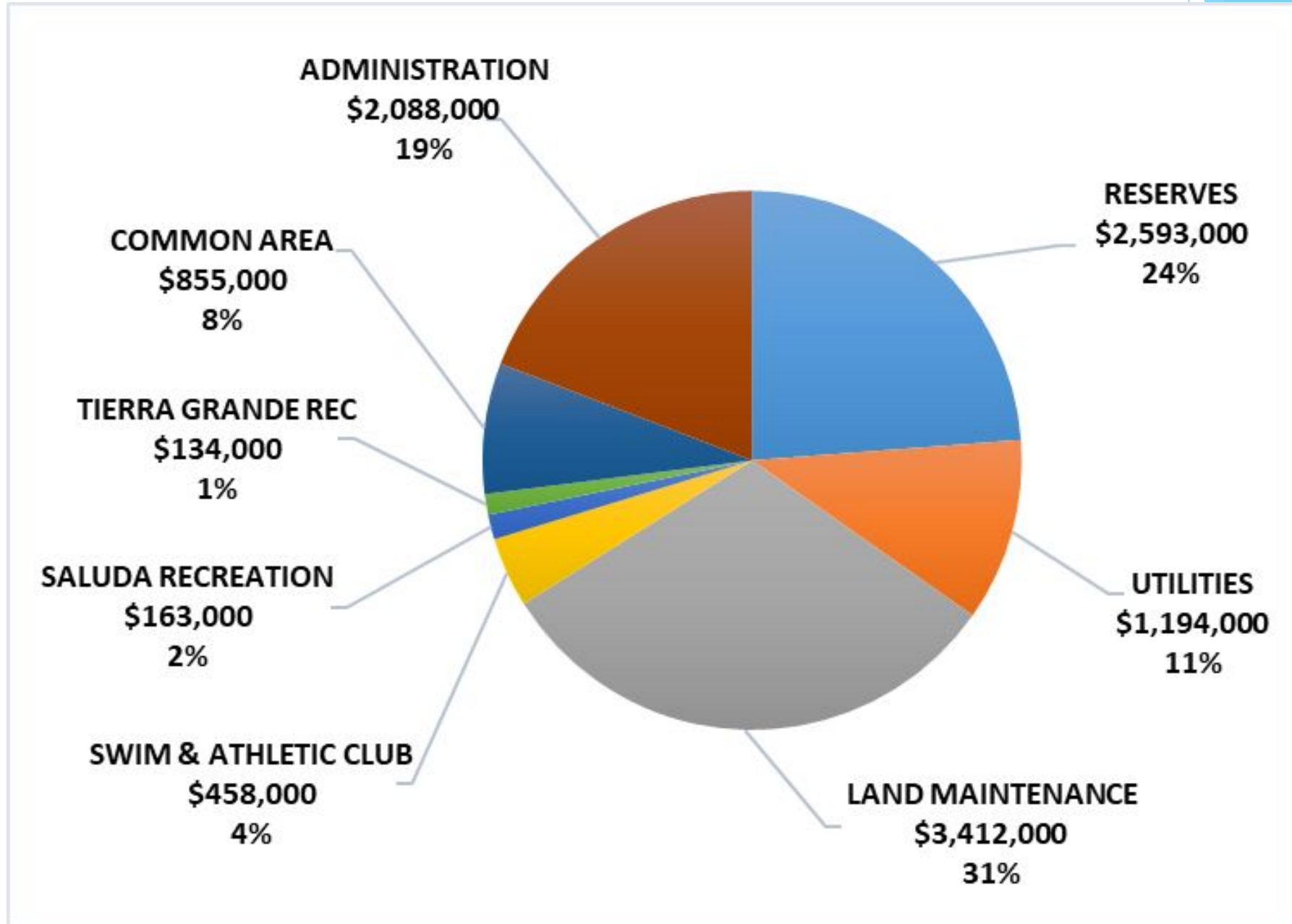
- ❖ B.E.S.S. - Board has been actively monitoring in opposition of a proposed battery farm project at the terminus of Avenida Pico.
- ❖ Prima Deshecha Landfill - Proposed daily volume increase.

Income Statement Summary

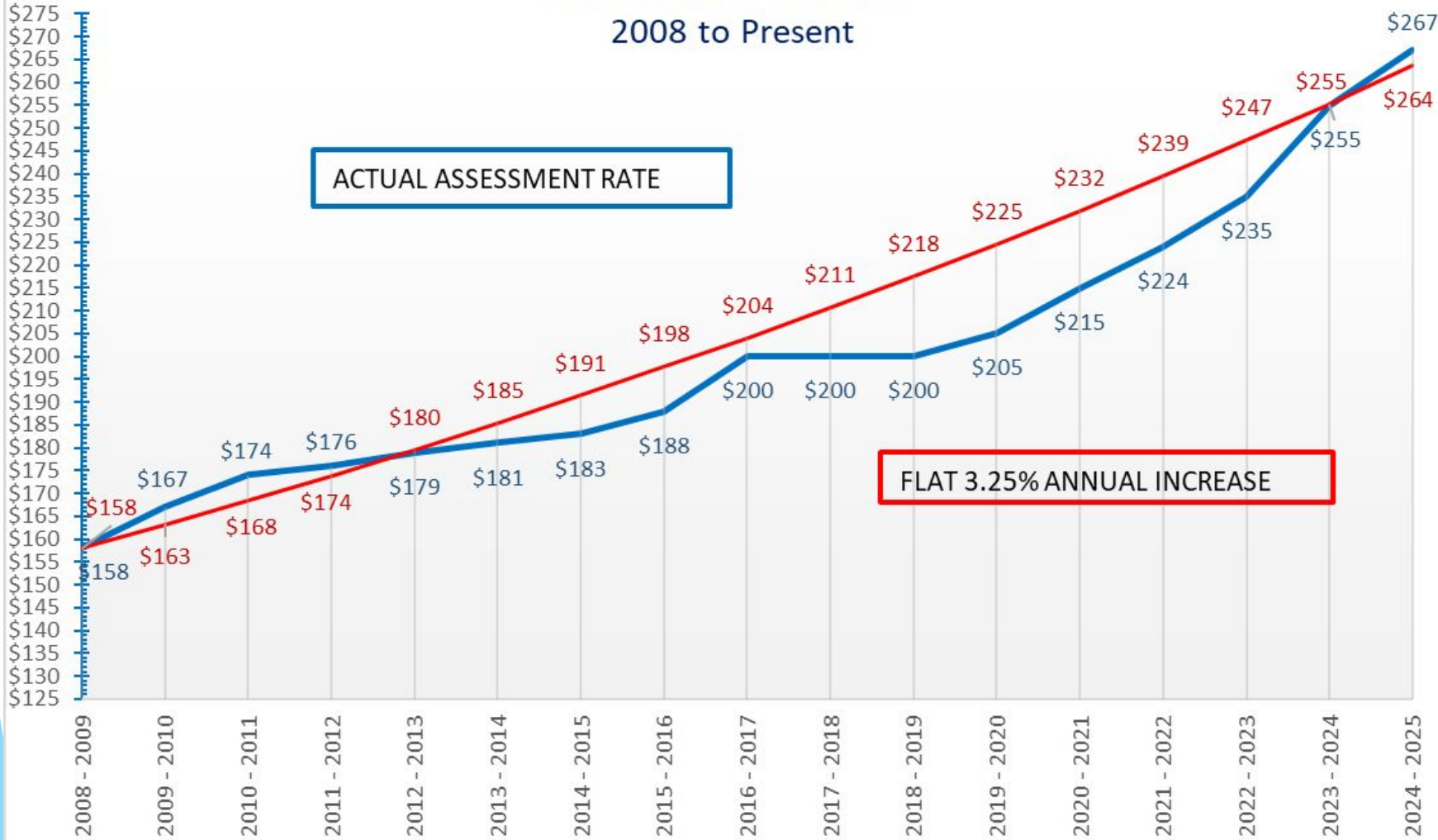
Ten Year Trend

(\$ in "000s)											
YEAR END	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	PROECTED	
ASSESSMENT RATE	\$188	\$200	\$200	\$200	\$205	\$215	\$224	\$235	\$255	\$267	% +/-
REVENUE											
TOTAL REVENUE	\$8,094	\$8,742	\$8,789	\$8,788	\$9,035	\$9,373	\$9,543	\$10,315	\$11,285	\$11,487	100%
TOTAL RESERVE CONTRIBUTION	\$2,223	\$2,011	\$2,056	\$2,032	\$2,274	\$2,288	\$2,377	\$2,556	\$2,792	\$2,594	25%
AVAILABLE OPERATING REVENUE	\$5,871	\$6,731	\$6,733	\$6,756	\$6,762	\$7,085	\$7,166	\$7,759	\$8,493	\$8,893	75%
OPERATING EXPENSES											
TOTAL UTILITIES	\$759	\$774	\$887	\$775	\$783	\$1,029	\$1,115	\$1,190	\$1,008	\$1,194	12%
TOTAL LAND MAINTENANCE	\$2,761	\$2,712	\$2,780	\$3,046	\$3,059	\$3,009	\$2,808	\$3,202	\$3,176	\$3,412	31%
TOTAL SWIM & ATHLETIC CLUB	\$292	\$279	\$320	\$339	\$357	\$348	\$404	\$419	\$452	\$458	4%
TOTAL SALUDA RECREATION	\$103	\$103	\$109	\$125	\$123	\$119	\$156	\$193	\$175	\$163	2%
TOTAL TIERRA GRANDE REC	\$67	\$71	\$76	\$71	\$86	\$89	\$103	\$117	\$108	\$134	1%
TOTAL COMMON AREA	\$772	\$676	\$684	\$692	\$714	\$686	\$783	\$825	\$666	\$855	8%
TOTAL ADMINISTRATION	\$1,673	\$1,616	\$1,628	\$1,543	\$1,838	\$1,944	\$1,744	\$2,047	\$2,204	\$2,088	20%
TOTAL OPERATING EXPENSES	\$6,427	\$6,232	\$6,484	\$6,592	\$6,961	\$7,225	\$7,113	\$7,993	\$7,789	\$8,304	77%
NET INCOME/(LOSS)	(556)	499	249	163	(199)	(139)	53	(234)	704	589	

Expenses by Major Category



Talega Maintenance Corporation ASSESSMENT HISTORY 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

2025 PROJECTS

- ❖ Bidding insurance coverage to mitigate risk and control costs
- ❖ Street maintenance and sealcoating program
- ❖ Continued neighborhood landscape entryway enhancements
- ❖ Cristianitos trail reconstruction and re planting
- ❖ Splash pad replacement
- ❖ Herbicide use reduction
- ❖ Clubhouse office expansion
- ❖ Altea park enhancement design and budget development
- ❖ More to come

Talega Lifestyle Corporation
2024
The Year in Review

Block Parties- All Year



Gold Rush (Kids Special)- February



Spring Fling- March



Summer Splash - May



Picnic In The Park - June



Summer Concerts- June, July, August



Mrs. Debbie's Ice Cream Truck – Summer



Paint & Sip- July



Luau- August



Wine & Cheese - September



Movie Night in the Park – September



Oktoberfest Harvest Celebration – October



Swamp Social "Middle School Madness" – October



Wine & Wrap – December



Photo with Santa- December



There's No Place
Like **TALEGA!**