

**Glenshire Devonshire Residents Association**  
**Board of Directors Meeting**  
**Minutes**  
**April 12, 2017, 6:00 P.M.**  
**at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call:  
Board members present: Jamie Brimer // Sally Lyon // Mike Canney // Pam Stock. Board members absent with notice: Martha Frantz. Staff present: Dan Warren, Lori Kelley.
- II. Pledge of Allegiance: *Done*
- III. Property Owner Comments: *None*
- IV. GDRA Board member comments:
  1. Pam Stock would like to place short term rental matter on next agenda. Requested Mike and Marty to work on research for dark sky lighting so it can be on next agenda.
- V. Presentations:
  1. Annual Financial Review: Bob McClintock presented.
- VI. Workshop & Discussion:
  2. Annual Meeting: Board discussed.  
-Members had input to have speakers, food truck, music -Tahoe Truckee Music? Board agrees on Saturday. Jamie motioned to hold annual meeting in conjunction with Glenshire Day on Saturday, September 2<sup>nd</sup>, 2017. Approved 4-0.
  3. Tree removal from owners lots 4-258, 2-184:  
- GM presented re: HOA does not have burden of covering cost of damage, if any, if no prior problem documented with tree. GM asked if board will entertain cost of removing tree. GM said a liability release will be signed and get insurance certificates. Mike motioned that for this case we remove the tree that has fallen on this property. Approved 4-0.
  4. Would the GDRA Board like to solicit bids from a Forester to evaluate GDRA's 260 acres of open space to identify trees that may be need to be removed for forest health concerns as well as unhealthy trees that may threat houses or infrastructure.  
-Board and GM discussed. Could be costly with no budget this year, and creating a plan 5 -10 years could help with future budgeting and acquiring of grants. Pam motioned we instruct Dan to write up a proposal and get some bids then bring back to GDRA to discuss budget and plan. Approved 4-0.
  5. What types of advertisements, in the Shire, would the GDRA Board allow or censor:  
-Board discussed. Members gave input. Pam motioned we allow local or regional companies that sell medical marijuana to advertise in the Shire. Vote of 2-2 motion did not pass.
  6. Bid for a backup Generator for the Clubhouse. Provide a community center base during Power outages / road closures. Place where community members can come to shower, cook, find information, power electronic devices. Not intended as an emergency shelter or medical facility

-Board discussed that the only bid that came in was \$28k and that capital funds for this year would be used for Lake Trail projects. Board discussed. Hospital and Airport have generators. Asked if cheaper options. GM states not to do it properly – natural gas so no storage of fuel and on a slab. Discussed providing a shelter in future. Discussed that school might have a generator. CERT member gave input they are working to find the best spot to use for a evacuation area in the neighborhood, including school; another idea is to have a smaller generator system. CERT team primary mission is to educate/train – take care of yourselves and immediate neighbors first. Board suggested putting this into survey (including cost). and putting in next years' budget discussion. CERT team would not activate for small winter black outs, but would help with large scale medical/shelter, etc. Asked if we are registered as a shelter or evacuation center and noted that it would be impractical to do so. Staff noted it was never the intent to do so and only as a community center. Fire department personnel noted how difficult it was to become a certified evacuation center. A Board member requested we place on agenda for CERT to use clubhouse as emergency meeting post/command center for them. Staff noted that during an emergency they would make clubhouse available to emergency personnel and the board agreed that a special meeting and vote was not needed. Mike motioned that we hold off on paying for a generator this year, but survey the community during next survey and add for discussion during budgeting for next year. Approved 3-1

7. Appeal of Design Review Committee:

-Owner did not show. Item dismissed.

8. Soroptimist requesting use of clubhouse for meetings:

-Leslie Dugger, president, presented their mission is to enhance and improve quality of life for girls through programs. They're asking to use clubhouse to hold 1 meeting last Thursday this month.

Approved 4-0

VII. Community Update : Items 9 and 16 pulled for discussion.

9. Manager's Report:

-Board thanked staff for nice office improvements.

-GM presented on lake trail issues from storm, along with draft budget. Board discussed.

10. Copies of Correspondence

11. Review of California assessment lien and non-judicial foreclosure chronology

12. Copy of 2017 HOA Certification Letter

13. Design Review Committee Meeting Minutes

14. Monthly financial report

15. Approval of Minutes of March 8, 2017 meeting

16. Article by Homefront on open meeting act and HOA responsibilities:

-Board questioned if emails between board members can happen, and agreed to make no decisions.

17. Copy of CC&R Compliance and Damage Assessment Policy

VIII. Executive session

18. Contract with Allied Trustee Services

Discussion and possible action properties:

19. Unit 1 Lot 043

20. Unit 2 Lot 203

Consent items:

21. Copies complaints
22. Unit 3 Lot 127
23. Unit 4 Lot 328
24. Unit 4 Lot 407
25. Unit 4 Lot 494
26. Minutes of March 8, 2017 executive session

Board approval to send to Allied Trustees to initiate Collections process on below properties that did not respond to Meet and Confer letters, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

27. 3-167 / 4-036 / 1-067 / 2-089 / 4-269 / 3-358 / 3-282
28. Copy of Meet and Confer letters
29. Manager's Review

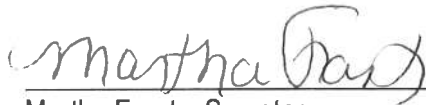
IV. Adjournment : 7:55 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Martha Frantz, Secretary

