

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Minutes  
August 9, 2017, 6:00 P.M.  
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call:  
Board members present: Pam Stock // Jamie Brimer // Sally Lyon // Martha Frantz // Richard Lichti. Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: Peter Tucker questioned what items require a vote of membership.
- IV. GDRA Board Member Comments: Jamie asked why board can't ask questions of DRC members during the DRC appeal process. Staff explained CC&R 5.05(ii) states appeals be heard DeNovo. Jamie and requested it to be discussed at future board meeting re changing the rule that limits DRC ruling disclosure.
- V. Presentation
  1. No presentations
- VI. Workshop and Discussion
  2. Committee to address short term rentals in GDRA
    - Board members input:
    - Marty: Was not aware of some of the items brought up at last board meeting and is happy to have an adhoc committee re: this matter. Thinks committee will take 4 to 5 months to make any recommendation
    - Richard: Will committee have all info that has been in board packets, and welcomes discussion and hopes they consider financial obligation of owners and responsibility of GDRA
    - Sally: feels committee shouldn't have too many members on committee and would like to see a balance – 6 to 8 people, approx.
    - Jamie: Learned new info from last meeting. Feels a double edged sword due to people that need extra income vs weekend visitors, and need to gather a lot more info and read more studies.
    - Pam: Extremely surprised so many people doing ST rentals in home while they still live there, and agrees with having a committee looking at everything and come up with something that will benefit this community.
    - Owner, Leslie, did ST rental first time this year and made sure renters knew all owners/neighbors are home. Asked if board could keep us updated through the process – more communication.
    - Owner, Matt, make's sure renters know to respect neighbors, and would like to join committee.
    - Owner appreciates highlighting hot topics on agenda.
    - Owner feels utilizing focus groups would be good and 6-8 people don't
    - Owner feels gathering data and better communication
    - Owner feels main goal of board is not to turn into Tahoe Donner. Feels should have 2 other board members. Feels worried that a rule doesn't have to be voted upon to change, and would like to see different.
    - Owner asked about how rules changing make CC&Rs have to be changed?  
Per GM, depends on court a lot of times.

- MOTION: Pam motioned we adopt premise of committee and appoint board members to lead committee, and I nominate Marty as head of committee: Approved 5 – 0.

3. Meet the Candidates

- Many questions posed to and answered by GDRA candidates.

4. 2018 budget

- Board discussed and questioned many items.
- Sally suggests a 10% dues increase of \$40,000 additional income to fund \$50,000 for capital improvements and lake trail.
- Richard would like to look at a couple areas: capital improvements, and how pool is funded.
- Marty wants pool landscaping and no porta potty (not a capital expenditure).
- Jamie wants to pursue research for generator.
- Members gave input on importance of increasing wages to keep quality employees
- Member asked how many umbrellas purchased for pool
- Member asked what cost is per user for new tennis courts

VII. Community Update: Items pulled 6, 10, 12 & 15: See Below. Marty motioned to accept consent items: Approved 5-0. Pam motioned to approve other items: Approved 5 - 0.

5. General Manager's report

6. Copies of Correspondence:

- Pam asked why 3-030 inspected: In escrow.
- Jamie asked re: 2-151 who is responsible for repairs: existing or new owners

7. Design Review Committee Meeting Minutes

8. HR-3238 Bill introduced to make HOA's eligible for FEMA assistance

9. Glenshire road signs response

10. Monthly financial report: Sally asked this not be put on consent calendar in future

11. Approval of Minutes of July 12, 2017 meeting

12. Status of tennis courts: GM gave status-just got paved and has to cure 2 to 3 weeks. Looking a month down road to get fencing contractor in, then top coat.

13. Copy of Spillway bridge bid from 2007, for reference only:

VIII. Executive session

14. Contract for North East Deck

15. Contract for Lake Trail Puncheon (100 foot section

16. Copy of Allied Service Agreement:

Discussion and possible action properties:

17. Unit 4 Lot 036

18. Unit 4 Lot 100

19. Unit 4 Lot 494

20. Unit 4 Lot 328

21. Unit 4 Lot 407

Consent items

22. Copies complaints

23. Unit 1 Lot 043

24. Unit 3 Lot 167

25. Unit 4 Lot 494

26. Minutes of July 12, 2017 executive session


List of properties with delinquent dues and assessments:

2-040/ 4-036 / 4-542

27. Managers Review

IX. Adjournment: 11:00 p.m.

Submitted by:



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Lori Kelley, Admin. Assistant

Approved by:



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Martha Frantz, Secretary