

**GLENSHIRE/DEVONSHIRE RESIDENTS ASSOCIATION**  
**BOARD MEETING MINUTES**  
**Jan 08, 2014, 6:30 p.m. Glenshire Devonshire Clubhouse**

**Exhibit A**

- I. Call to Order – Sally Lyon, President, called the meeting to order at 6:30 p.m.  
Roll Call – Board members present: - President Sally Lyon, Vice President, Don Boehm, Secretary Charles Timinsky, Treasurer Martha Frantz, Director at Large Dan Engler. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: None
- III. GDRA Board Member Comments: Happy New Year!
- IV. Consent Calendar: Approved 5 – 0 Items 1 & 3. Item 2 pulled for discussion.
  1. Truckee Optimist Club requesting continued use of the Clubhouse.
  2. Adopt converting from cash basis to accrual basis for income tax preparation commencing with 2013 tax returns: Discussed & approved 5 – 0.
  3. Approval of November 2013 board meeting minutes.
- V. Presentations: None
- VI. New Business  
(Action items) Discussions will use the following format: (a) staff report, (b) GDRA Homeowners comments (*comments should be limited to 3 minutes. It is the president's discretion to shorten or lengthen comment time*) (c) board discussion and action.
  1. Owner 3-004 asking for DRC refund: Approved refund 5 – 0.
  2. Resolution to allow staff to refund DRC deposit after 2 year period upon meeting prescribed criteria: Discussion. Approved 5 – 0.
- VII. Workshop and discussion
  1. Allowances to trim willows/ trees / brush in green belt areas for aesthetics. Discussion of possible Green Belt Management Program: Discussion – green belt clearing & responsibility to steward our open space; wildlife biologists requests to bid on wildlife research/consult re: willow trimming around pond. Board recommended GM to contact Jeff Brown at Sagehen for information.
  2. Truckee airport changes in flights patterns in master plan. Possible slight increase in flights over Glenshire Area: Discussion, including members. Board directed GM to send letter to airport that Glenshire residents are concerned and the complaints about planes flying too low, and prefer 220 not to be extended. Put Airport reporting system in Shire and website?
  3. Discussion of communities requiring placement of a Bear Box upon property transfer of property: Discussion.
  4. Design Review amnesty program: Discussed – Sally Lyon has comments, and Marty Frantz would like to comment. GM will work with both board members to refine the program.
  5. Possible rule change to Long term storage of motor homes / trailers/ vehicles. When do they become defined as an Architectural improvement as defined by Article V. or CC&R 8.04 "Temporary structure such as a trailer": Discussion: Board says not to increase rules around this matter. GM possibly research what town or other association is doing to address these matters? Put this matter in next member survey.
  6. Town of Truckee exterior lighting code 18.30.060. More restrictive than our current CC&R's. By law we can't over rule Town code: Discussion.
  7. Project Sober Graduation 2014 asking for donation: Discussion. Board suspending all monetary donations until next membership survey.
  8. ADA upgrade to lower bathrooms project bid status update: Discussion with project manager. \$90000 with 15% Contingency.
- VIII. Copies of Correspondence
  1. Consent items for review: Board questioned one thing regarding escrow inspection letters worded differently. GM will look into.

IX. Manager's Report

1. Financial : Reviewed.
2. DRC Minutes (no meetings)
3. Water pipe breaks in basement women's bathroom: GM presented – demo of drywall and repaired pipes.
4. Insurance refund for ADA ramp. Insurance Company being difficult: Discussed ramp insurance claim under payment matter. Board directed for attorney letter of approx. \$500.
5. Copy of new, higher, water rates: Discussed .
6. Copy of one HOA's wage increase to follow increase in CA minimum wage: GM presented
7. Reserve Loans and interest deductions. Possible future funding plans: Reviewed.
8. TD's top 10 covenant issues: Discussed.
9. Juniper Hills WIFI update: Not feasible to use clubhouse
10. Crime in Glenshire: GM presented. Discussion

X. Executive session

(This time is set aside to discuss litigation, contracts with non-owners, owner discipline and personnel matters or is requested by any member who may be subject to a fine, penalty, or other form of discipline, and the member shall be entitled to attend the executive session.) Civil code 1363.05(b)

**Executive Session**

1. Update on Discrimination complaint to eliminate minimum age restrictions for facility use
2. Copy of contract for annual financial review
3. Copy of complaint
4. Discussion and possible action properties:
  1. Unit 1 Lot 045

Consent Items:

  1. Unit 2 Lot 024
  2. Unit 2 Lot 028
  3. Copies of complaints
  4. Unit 4 Lot 530 sold to 3<sup>rd</sup> party
5. List of properties with delinquent dues and assessments:

*Properties that are more than 12 months delinquent or assessments and dues that are in excess of \$1,800 as set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 1367.4, 1366, 1367.1, 1367.4.*

*As set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 1367.4, 1366, 1367.1, 1367.4 Glenshire has entered into a contract with Allied Trustee Services to collect Delinquent Assessments on the properties listed below*

2-041 / 3-297 / 4-028 / 4-530 / 4-542

XI. GDRA Directors closing comments: None

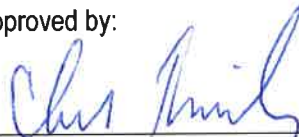
XII. Adjournment: 8:40 p.m. Next board meeting March 12, 2014.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Charles Timinsky, Secretary