

**GLENSHIRE/DEVONSHIRE RESIDENTS ASSOCIATION
BOARD MEETING MINUTES
March 12, 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, Secretary Charles Timinsky, Treasurer Martha Frantz, Director at Large Dan Engler. Board members absent with notice: Don Boehm, Vice President. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: *Outdoor & indoor lighting compliance – request more Shire info. Member requesting will possibly write/draft article for next Shire.*
- III. GDRA Board Member Comments: *Review computer maintenance next agenda.*
- IV. Presentations:
 1. Annual Financial Review: Bob McClintock, CPA presented 2013 financial review. *Presentation & discussion.*
 2. Board workshop follow up (plans for moving forward): *Seana Doherty presented. Discussion. Keep STP on monthly agendas – a couple things at a time.*
 3. Measure R committee details on proposed ¼ cent sales tax for trails construction & maintenance: *Allison Pedley along with input from many members present. Discussion. No decision made. Board will re-visit April meeting.*
- V. Consent Calendar: *Approved as is 4 – 0.*
 1. SOSG requesting a one year continued use of the Clubhouse for meetings.
 2. Approval of January 8, 2014 board meeting minutes.
 3. Approval of February 23, 2014 board meeting minutes.
- 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. DRC Amnesty program: *Discussed. Approved 4 – 0. Program beginning April 1, 2015, ending November 1, 2015.*
 2. Resolution adoption of new civil code numbering into Second Restated Declaration and Second Restated Bylaws: *Reviewed Approved 4 – 0.*
 3. Insurance Renewal (quotes plus add or not earthquake insurance): *Discussed. Do not have all of the quotes in yet. Will re-visit April board meeting.*
- VII. Workshop and discussion
 1. Current reserves vs possible future expenses: *Presentation & discussion.*
 2. Discuss current budget, vs annual assessments vs COL index vs future HOA expenses: *Will discuss funding mechanisms at future meetings.*
 3. Winter Pool damage: *Defer to next board meeting*
 4. Unit 4 Lot 360 Keep as open space, split lot and sell half, sell whole lot, others? *Presentation by owner next door to lot interested in purchasing parcel. Discussion of obtaining an appraisal, market property with restrictions of preserving large part as open space. Next door owner will get appraisal, etc.*
 5. John Guerra Memorial bench: *GM to ask proposers to attend next meeting.*
 6. Contract with Ecosynthesis for Lake Trail Permits. *Board accepts Ecosynthesis contract 4-0.*
 7. Open Space Management Plan: *Discussed. Info on deer to be updated. Discuss further and edit future mtgs.- able to modify. Approved as draft plan 4 – 0.*
 8. Glenshire Pond Trail Permits (open space management plan)(CDFW wetlands control): *Discussion*
 9. Outdoor lighting small grant program: *Deferred.*
 10. TDPUD and the State asking for 20% reduction in water use: *Discussion of possible savings, including letting some lawn areas go without irrigation. Replace some lawns with low water use Landscaping: Discussed and board directed GM re: which lawns to let go.*
 11. First Annual Glenshire Day June 28: *Discussed. Tentative 6/28 – Sally & Marty offered to be on committee.*

VIII. Copies of Correspondence

IX. Manager's Report :Board reviewed all items. GM briefed on most items

1. Financial
2. DRC Minutes
3. Glenshire Drive summer rebuild project, possible night time closures, Start June?
4. Report on "grow houses" (3) in the Glenshire Area. Presentation available by TPD
5. Insurance refund for ADA ramp. Still working on full refund: *Board agrees to legal letter.*
6. Storage sheds, delaminating in plywood.
7. Copy of Civil Code 5150 Prohibited actions by Directors and Committee Members
8. AB 1404 Good Neighbor fence act: *"Adjoining landowners shall share equally in the responsibility for maintaining the boundaries and monuments between them."*
9. Town of Truckee abandoned vehicle policy
10. Crime in Glenshire: *Some board members would like to hear police dept presentation*
11. Beehan v. Lido Isle Community Assn. Right to pick and choose violation battles
12. TTCF Lake Trail fund financial report: *Board requested to mention in Shire as well as approving permits.*
13. Lower bathroom ADA upgrade progress: *Board recommended before & after photo in Shire*
14. Copy of ADA bathroom upgrade change order
15. 180 (13%) owners late on annual assessments (about average)
16. Juniper Hills open burn ban
17. Glenshire Community Day planning, budget, committee, date etc.

X. Executive session

Exhibit G

(This time is set aside to discuss litigation, contracts with non-owners, owner discipline and personnel matters 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 4935

Format:

Any person listed in this session has the right to attend and have the session kept private and ask the board to remove from the room any persons not involved with any individual subject. The board has the right to remove all parties except the property owner on title from the meeting. The board may ask staff to brief them on the subject. Owners will be limited to 3 minutes to comment but speaker time may be reduced at the discretion of the board President. The owner shall leave after they have made their statement and the board may deliberate on the subject. The board shall deliver a written (email, fax, first class or other similar) outcome of the deliberation within 5 days. (CC&R 13.06(d))

Executive Session

1. Update on Discrimination complaint to eliminate minimum age restrictions for facility use: *GM gave update*
 2. 3-297 Authorization to publish notice of Trustee's Sale (880): *Approved 4 – 0.*
 3. ADA upgrade to lower bathrooms contract: *GM gave update*
 4. Discussion and possible action properties: *Board reviewed & discussed*
 1. Unit 1 Lot 018
 2. Unit 3 Lot 202
 3. Unit 3 Lot 085
 4. Unit 4 Lot 013
 5. Unit 4 Lot 129
 6. Unit 4 Lot 334
 7. Unit 4 Lot 329
- Consent Items: *No items pulled for discussion.*
1. Unit 2 Lot 024
 2. Unit 2 Lot 028
 3. Unit 4 Lot 530
 4. Copies of complaints
 5. Bankruptcy notice of Unit 4 Lot 542 \$1210.00 outstanding to GDRA

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 5705, 5715, 5720
As set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720 Glenshire has entered into a contract with Allied Trustee Services to collect Delinquent Assessments on the properties listed below

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

6. Board approval to send "Meet and Confer" Letters to the following properties as provided by CA civil code 5915
2-089 / 2-167 / 2-024 / 2-260 / 3-061 / 3-110 / 3-228 / 3-297 / 3-339 / 4-102 / 4-202 / 4-494
Board approved 4 – 0.

XI. GDRA Directors closing comments: *None*

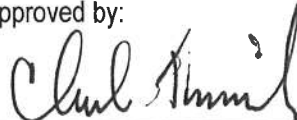
XII. Adjournment: 9:45 p.m. Next board meeting April 9, 2014.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Charles Timinsky, Secretary

