

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
October 11, 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 // Richard Lichti // Devin Bradley // Martha Frantz. Board members absent with notice: Pam Stock. Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: None
- IV. GDR Board Member Comments: Jamie thought the current edition of the Shire was really nice, others agreed.
- V. Presentation
 1. No presentations
- VI. Workshop and Discussion
 2. Committee to address short term rentals in GDR
 - Summary of Agenda Item: To formalize the Short Term Rental Committee the GDR Board of Directors will vote to adopt a charter noting the general premise of the goals of the committee, the makeup of the committee and general operation of the committee.
 - Marty read the proposed STR Committee Charter
 - Board discussed charter content. Devin questioned if less than 30 day consecutive days is our only focus. Board agreed it is.
 - Carla Beebe: Important aspect is noise and would like charter to include noise. Marty said the charter is broad enough to where noise and other issues can be discussed/addressed by committee. Richard asked if GDR rules should be in charter. Marty and Jamie explained how charter is to cover broad list of topics.
 - Peter Tucker: Doesn't see how we can address this without addressing whole spectrum of issues, with arching issues "how do we prevent this community from becoming like Tahoe Donner", thinking it should be addressed at point of sale since existing owners are grandfathered in. Therefore, suggesting broader language. Jamie mentioned how the charter could be amended in the future if the committee decides it is needed.
 - John Falk: A legislative advocate and expert on short term rentals. Agrees charter has a specific set of marching orders, thinks we should discuss plethora of issues out there and thinks it's stated in a narrow way, and that it should just state that it is for recommendation to board. Jamie thinks the charter and committee needs to be voted upon tonight and extensive issues can be addressed by the committee.
 - Marty stated names of chosen committee members.
 - Richard moved that we accept committee charter as written: Approved 4 - 0.
 - Board had extensive discussion
 - Carla Embertson: Resident for years now. Has an Air B&B rental of a room and would like to reiterate that she would like to be considered as a committee member.
 - Carla Beebe: Would like to see John and Carla on committee. Would like someone who runs a home solely as a short term rental.

- Marty discussed that 10 members could be a lot.
 - Carla Embertson: Feels that 10 committee members could break out in smaller groups.
 - Marty motioned that we appoint the following 10 people to STR committee: Matt Clark / Colleen McCarthy / Dave Perez / Peter Tucker / Carla Beebe / John Falk / Carla Embertson / Marty Frantz / Pam Stock / Dan Warren. Approved 4 - 0.
 - Peter Tucker: Expressed concern about everyone's transparency for lobbying.
 - John Falk: Stated on behalf of Tahoe Board of Realtors is submitting both sides of issues and is here as a member of community.
3. Annual Reappointment members of the Design Review Committee:
 - GM gave brief description of DRC members
 - Board asked questions
 - Jamie motioned to approve three members as stated (Ron Boehm, Brian McEneaney, Darby Brookman): Approved 4 - 0.
 4. Unit 4 Lot 543 Owner applicant appeal of DRC of ruling
 - Tree removal - Owner not present
 - GM gave summary and said Truckee Fire Dept Forester stated Cal Fire code owner cited doesn't apply.
 - Board asked questions: owners informed about board meeting: no; any neighbors have input on appeal: no.
 - Public asked question re: size of tree
 - Richard motioned that request for appeal be denied: Not approved
 - Devin requested GM to get another forester to give professional opinion
 - Item tabled until next meeting.
 5. 2018 Budget Minor Revisions
 - Item Summary: Minor revisions of 2018 budget based upon detail reports providing some minor corrections and recommendations
 - Board reviewed and asked staff questions
 - Richard moved that minor revisions be approved: Approved 4 - 0.
 6. 2018 Annual Budget Mailer

Item Summary: As required by CA state law an annual budget mailer has to be sent to owners of property no sooner than 90 days but not later than 30 days before the start of the year. The board may approve or direct staff to make changes to be brought back at November 8, 2017 meeting.

 - GM presented summary
 - Board discussed
 - Member asked question re: send electronically. Staff stated a one piece mailer gets mailed out in annual invoice sending link to 30 page mailer.
 - Marty motioned we approve annual budget mailer and summary/link to be mailed out: Approved 4 - 0.
- VII. Community Update: Items pulled 7, 13 and 14: See Below. Jamie motioned to approve other consent items as presented: Approved 4 - 0. Marty motioned to approve 7, 13 and 14: Approved 4 - 0.
7. General Manager's report
 - Richard questioned what "keeping realtors at bay" means: GM replied getting them to be patient until we get to their requests. Wishes there was a shorter way to show work list. GM states not a long process.
 - All board members stated they like seeing these reports.
 8. Copies of Correspondence

9. Design Review Committee Meeting Minutes
10. Review of CC&R 5.05(f) and Rule 4.04 "Appeal Procedures" for DRC rulings
11. Review of CC&R 5.05 (d) owner/applicants requirement of notice of intention to undertake an improvement project.
12. Review of CC&R 5.07 (Basis for Approval of Improvements)
13. Annual Survey Questions (Collecting questions the Board would like to ask the membership):
 - Marty mentioned Short Term Rental questions should be included, along with demographic question since they were about equal last survey.
 - Member Falk hopes nuisance questions can be posed.
 - Richard questioned survey question preparation process
14. Monthly financial report: Jamie mentioned how it was good to do Annual meeting/food truck in lieu of Glenshire Day, which saved \$1000.
15. Approval of Minutes of September 3, 2017 regular meeting and annual meeting
16. Status of tennis courts (postponed until next spring due to cold weather causing possible issues with top coat bonding)
17. SB 2. Passed all real estate transactions and properties sent to collections will have a stat of CA fee added.

VIII. Executive session

18. Contract(s) for clubhouse snow removal

Discussion and possible action properties

19. Unit 3 Lot 363
20. Unit 4 Lot 036:
21. Unit 4 Lot 328
22. Unit 4 Lot 407

Consent items:

23. Copies complaints.
24. Unit 1 Lot 043
25. Unit 3 Lot 167
26. Minutes of September 3, 2017 executive session

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:

4-542

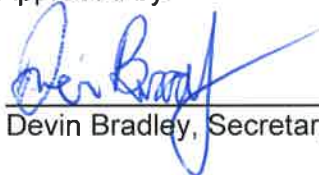
IX. Adjournment: 8:13 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Devin Bradley, Secretary