

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
September 3, 2017, 12:45 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 // Martha Frantz // Richard Lichti // Devin Bradley. Staff present: Dan Warren // Lori Kelley.
- II. Property Owner Comments: None
- III. GDRA Board Member Comments: Jamie thought we moved too fast re: possibly changing a rule. Marty agreed because we didn't know some things that we needed to know. Pam said outreach needs to be good, and need to be careful. Next Door is not a balanced account.
- IV. Presentation
 1. No presentations
- V. Workshop and Discussion
 2. Election of officers. By-Law Article XI. The officers of the Association shall be chosen annually by majority vote of the Board at its first organizational meeting following the annual meeting.
 - Nominations approved 5 - 0: President: Jamie Brimer, Vice President: Richard Lichti, Secretary: Devin Bradley, Treasurer: Pam Stock, Member at Large: Marty Frantz
 3. Staff is requesting \$3000.00 to be re-allocated from grounds maintenance salary to pay for defensible space clearing of a 9.6 acre lot owned by GDRA. A window of opportunity has opened to treat a 9.6 acre lot but it will take some prep work with a hand crew before machinery can start work. The approx. \$3000 would be for the pretreatment of this property.
 - Bob from Cal Fire gave presentation re: work to be done on the 9.6 acre lot. Prep work approx. \$250/day (3 to 5 days). Masticator (no charge). Still good to apply for grant. GDRA will reimburse Dept of Forestry for their crew time. If time/funds they will try to treat other GDRA open space – thin, limb, cut brush away from trees – resulting in a safer and healthier forest.
 - Board voiced agreement, with no vote.
 4. Glenshire Clubhouse monument sign
The current Clubhouse Monument sign is in the Town of Truckee Road right of way. With the widening of Glenshire Drive it can decrease the line site when exiting the Clubhouse Parking lot and make it more dangerous. Current sign is in the Reserve budget for year of 2022 at \$4,639. The BOD may choose to keep the sign in its current location, move the sign, re-design the sign.
 - Board approved 5 - 0: To save on expenditures, keep just one section of existing wedged shaped sign, or entire sign, whichever is more economical and move back from street
 5. Review of two houses with questionable paint colors
A complaint has been filed about two houses that have colors that have been painted without DRC or Staff approval. The Design Review Committee has reviewed these two houses and has split in their opinions. Our governing documents require that the GDRA board review and decide.

- Board decision: Each board member will drive by properties, and table to next month's board meeting
- 6. Decide which board members will be new bank account signers
- Board motion: All current five board members will be signers on all GDRA bank accounts and come by office to sign as needed and able: President: Jamie Brimer / Vice President: Richard Lichti / Secretary: Devin Bradley / Treasurer: Pamela Stock / Member at Large: Martha Frantz. (Remaining signers: Pamela Stock, Martha Frantz. Removed signers: Sally Lyon, Mike Canney, Dan Warren. New signers: Jamie Brimer, Richard Lichti, Devin Bradley). Approved 5 - 0.

VI. Community Update: Items pulled 7, 8, 12 & 13: See Below. Marty motioned to accept other consent items: Approved 5 - 0.

7. Short Term Vacation Rental Committee update: Board discussion re: concerns in formation of committee. The first STR meeting was never called to order due to learning some more rules need to be followed. The attendees did discuss communication protocol. And it was discussed that board would appoint committee members, and committee would be an advisory committee only, with board making final decisions. Board/GM discussed notification of all committee meetings.
8. General Manager's report
9. Forester Report, initial read through. Future action can be requested upon review of report.
10. Copies of Correspondence
11. Design Review Committee Meeting Minutes
12. Board to consider questions for membership survey. At this time the GDRA board agreed to review questions used during the last review and identify areas of interest the board would like to receive membership feedback on to help align the board actions based upon the membership feedback.
13. SB 2 Atkins. Adds \$75 to real estate transactions. Board member asked why on agenda. GM explained it's been suggested to advocate against this passing. Board motioned they don't make a vote on this: Approved 5 - 0.
14. Nevada County Health inspection report (passed with a great review) Inspector was impressed with operations and maintenance of pool facilities.
15. Monthly financial report
16. Approval of Minutes of August 9, 2017 meeting

VII. Executive session

Discussion and possible action properties

17. Unit 1 Lot 043
18. Unit 3 Lot 167
19. Unit 4 Lot 036
20. Unit 4 Lot 208
21. Unit 4 Lot 328
22. Unit 4 Lot 407
23. Unit 4 Lot 494
24. Copies complaints
25. Minutes of August 9, 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:

2-040/ 4-542

IX. Adjournment: 2:45 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Devin Bradley, Secretary

