

Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
September 30, 2015 6:30 P.M.
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

- I. Call to Order and Roll Call:
Board members present: Mike Canney // Martha Frantz // Pam Stock. Board members absent with notice: Dan Engler // Sally Lyon. Dan Engler present 2nd half of meeting. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: None
- III. GDR Board member comments: Welcome Pam
- IV. Presentations: None
- V. Consent Calendar: Approved 2-0.
 1. Approval of August 12, 2015, September 26, 2015 board meeting minutes.
 2. Copies of correspondence
- VI. New Business:
 1. Annual appointment of GDR officers: Mike Canney: President // Marty Frantz: Vice President // Sally Lyon: Treasurer // Pam Stock: Secretary// Dan Engler: Member at Large // Dan Warren: Officer. Approved 3 - 0.
 2. Approval of home based preschool at 15514 Archery View. (max of 6 children) CC&R 8.07: Allison Mast presented and answered questions from the board.. Board discussed. Not objected to: 3 - 0. (contingent upon requester notifying neighbors).
 3. Soroptomist asking for use of the Clubhouse approx. 3 times year, beginning 10/22/2015: Leslie Dugger, president, presented and answered questions from board. Approved 3 - 0.
 4. Edited Resolution 2015-12 for emergency assessment for pool repair/renovation and authorized signer: New Board member asked question re: how all come these findings were unknown – GM explained these items weren't fully known until experts where hired and discovered were made. Board: List of findings explains why reserves were underfunded. . Board/GM discussed. We accept revised resolution 2015-12, and Approved 3 - 0.
 5. Special Assessment Notice, including mail/due dates and amounts for pool facilities project: Board discussed and asked to change wording from single payment \$830 to pay total of \$830 by March 1, 2016. Member, Megan Willoughby, asked many questions and expressed concerns: amount and due date, representation of community, no cuts done as planned or at workshop. What can be cut now and completed later when more is saved. Board responded, discussion cotinued. Accepted notice of levy of Special Assessment with caviat that if it's possible to have later payment date with changes noted. Approved 3 - 0.
 6. Loan terms for pool facilities project: Motion to accept loan terms as explained by Lori. Approved 3 – 0.
 7. Reallocation of partial 2015 operating budget funds to capital improvement portion of pool renovation: Motion to reallocate partial 2015 budget to capital improvements of \$60944. Approved 3 - 0.
 8. Short term loan from operating to cover pool facilities expense until loan finalized: Motion to approve a short term loan from operating for pool project in amount up to \$100,000. Approved 3 - 0.
 9. Approval of board signers for bank accounts: Motion for 3 bank board bank signers: Sally Lyon, Pam Stock, Mike Canney. Approved 3 - 0.
- VII. Workshop and discussion:
 1. 2016 proposed budget and budget mailer: Preliminary review & discussion. To be continued Oct 14th board meeting.
 2. Board Retreat / goals / Strategic planning Date. Saturday January 23, 2016: Board would like DRC

committee being last on agenda. Dinner afterwards. Catered, low cost, possibly at Glenshire Clubhouse.

3. Pool Facilities / Maintenance Building Renovation Project
 - Project / Budget Update: Reviewed.
 - Project changes (if any): 2 change orders: Motion to approve change order #1 for additional 540 sq. pavers for total o \$2861.25: Approved 4-0. Motion to improve change order #2 of 24' wall if change order doesn't exceed \$3500.00. Approved 3-0. Board agreed to remove all aspen trees next to clubhouse due to possible wind damages in future - do not spend a lot.

VIII. Staff Report:

1. Financial: No input.
2. DRC Minutes: No input.
3. Pond and milfoil update: Short discussion. GM will move forward with finding a certified entity to research the weed and protocol.
4. Villas in Whispering Palms –vs – Richard Tempkin association can re-establish restriction that had prior lax enforcement. : GM stated it is acceptable for boards t change property inspection protocols.
5. 2015 pool attendance reports: Reviewed, brief discussion.

IX. Executive session

1. Copy of Cotton Construction contract and billing to date for pool project, and lender required addendum draft: Motion to approve Addendum to Jeff Cotton construction contract of August 25, 2015: Approved 4 - 0.
2. Inspections Discussion: Tabled to next board meeting - regular session.
3. Discussion and possible action properties
 1. Unit 1 Lot 103
 2. Unit 3 Lot 167
 3. Unit 3 Lot 181
 4. Unit 3 Lot 202
 5. Unit 3 Lot 206
 6. Unit 3 Lot 257
 7. Unit 4 Lot 326
 8. Unit 4 Lot 328
 9. Unit 4 Lot 407
 10. Unit 4 Lot 494
4. Consent items: Approved 4-0.
 1. Unit 2 Lot 024
 2. Unit 4 Lot 430
 3. Copies of complaints
 4. 2-040
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: 2-040 / 4-248 / 4-530 (previous owner) / 4-494 / 4-542

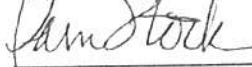
X. Adjournment: 10:05 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Pam Stock, Secretary