

Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Agenda  
August 9, 2017 6:00 P.M.  
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

I. **Call to Order and Roll Call:**

Board members: President: Pam Stock // Vice President: Jamie Brimer // Treasurer: Sally Lyon // Secretary: Martha Frantz // Director at Large: Richard Lichti

II. **Pledge of Allegiance:**

III. **Property Owner Comments**

(Items not on the agenda)

This time is set aside for any GDRA member in good standing to address the board on any matter not on the agenda. Testimony related to any agenda item should be addressed at the time that item is considered. Each speaker will be limited to 3 minutes but speaker time may be reduced at the discretion of the board President. The board may take no actions on items brought up at this time but may request that they be placed upon the agenda for a future meeting.

IV. **GDRA Board Member Comments**

This time is set aside to provide any sitting member of the GDRA board to suggest / request new or previous items for future agendas. At this time GDRA board members may request that items on the agenda be moved on the agenda to serve the interest of the attending members of GDRA.

V. **Presentation**

1. No presentations

VI. **Workshop and Discussion**

Discussions will use the following format: (a) staff report, (b) board discussion (c) GDRA Homeowner comments (*comments should be limited to 3 minutes*) (d) board deliberation and action.

2. Committee to address short term rentals in GDRA

Why is this item on the agenda?

The GDRA board had discussed the definition of "Single Family Residential Use" at several prior board meetings. They had found that use of properties for short term vacation rentals might not fall under that definition. The BOD had drafted a possible rule change to address this issue. After hearing comments from both sides the BOD had decided to form a committee to further explore this item. The GDRA BOD shall adopt the premise of the committee, appoint board members to lead the committee, appoint members of the committee.

3. Meet the Candidates

Why is this item on the agenda?

Section 5 of GDRA rules outline GDRA's election procedures including holding an open "Meet the Candidate" to be held at the same time as the regular August Board meeting. This is a great opportunity for members to submit a question, not to exceed 25 words, and hear the different candidates reply.

4. 2018 budget

Why is this item on the agenda?

Article XII of GDRA's By Laws and California Civil Code section 5300 require the Board of Directors to adopt a budget and distribute it to the membership.

VII. **Community Update**

These items are updates on committees, community projects, and other items that may be of interest to the GDRA board of directors or the community. The GDRA board may choose to motion to consent that the items were reviewed or a board member or a member in attendance may ask to pull items for discussion.

5. General Manager's report
6. Copies of Correspondence
7. Design Review Committee Meeting Minutes
8. HR-3238 Bill introduced to make HOA's eligible for FEMA assistance
9. Glenshire road signs response
10. Monthly financial report
11. Approval of Minutes of July 12, 2017 meeting
12. Status of tennis courts
13. Copy of Spillway bridge, outdated bid for reference only

#### VIII. Executive session

(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, have the session kept private by asking 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))

14. Contract for North East Deck
15. Contract for Lake Trail Puncheon (100 foot section)
16. Copy of Allied Service Agreement

##### Discussion and possible action properties:

17. Unit 4 Lot 036
18. Unit 4 Lot 100
19. Unit 4 Lot 494
20. Unit 4 Lot 328
21. Unit 4 Lot 407

##### Consent items:

22. Copies complaints
23. Unit 1 Lot 043
24. Unit 3 Lot 167
25. Unit 4 Lot 494
26. Minutes of June 14, 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 / 4-036 / 4-542

27. Managers Review

#### IX. Adjournment