

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Agenda  
January 10, 2018 6:00 P.M.  
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

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

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

**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. Town of Truckee solid waste and recycling department update on new programs eliminating green bags for yard waste and options to blue bags

**VI. Workshop and Discussion**

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

2. Optimist asking to renew clubhouse rental for 2018 year  
Why is this item on the agenda?  
The Truckee Optimist is has a local chapter that benefits our community and the GDRA board has granted them use of the Clubhouse, with no charge, in the past. They are asking that the board continues this use for the 2018 year.
3. Board to consider / approve a \$20k short term loan not to exceed one year, from operating bank accounts to Special Assessment reserves bank accounts to cover the two month short fall February and March 1, 2018 monthly loan payments until S.A. payments received in March.  
Why is this item on the agenda?  
To cover loan payments and prevent any late payments.
4. Change contract for ongoing non-profit or other ongoing rentals to January 1 renewal.  
Why is this item on the agenda?  
Currently the contracts are due at different times and often they are missed by the group or the HOA. Changing the contracts to January 1 will give us a better opportunity to ensure that any contract changes are up to date and all organizations have current information.

5. Change to class rental contracts

Why is this item on the agenda?

Past class contracts have had various different costs that had no consistent basis for charges. The new contract has a \$5 / per class (based upon a one hour class) or 20% of revenue generated whatever is greater. The money generated is to help offset some costs associated with clubhouse use e.g. heating costs. The fee is set low enough to try to not discourage classes being taught as they are thought to be a benefit to the community. Commercial companies are not eligible to teach classes or use the clubhouse for any such use. The clubhouse is not available for any retail commercial enterprise.

6. Annual Survey Questions.

Why is this item on the agenda?

In representing the membership of Glenshire the GDRA board of Directors is seeking feedback to help the board understand the Glenshire membership as the board makes decisions that will affect the residents. Goals of the survey include keeping the survey less than 15 questions, keeping questions pertinent to the current and near future of possible issues, writing questions that give pointed feedback and that are easy to understand and the results easy to interpret.

**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.

7. General Manager's report

8. Copies of Correspondence

9. Design Review Committee Meeting Minutes

10. Juniper Hills Annual Financial Statement

11. Glenshire Lake History (review)

12. Acquiescence, Abstain, Recusals and the Duty of board members to vote, a primer for board members

13. Monthly financial reports

14. Tahoe Truckee Community Foundation Lake Trail financial statement

15. Truckee River Currents, highlight Glenshire Lake Trail project

16. Short Term rental committee update

17. Approval of Minutes of November 8, 2017 regular meeting

18. Resolutions, Policies, Procedures, Rules and Regulations. A primer for clarification.

19. Truckee Donner Public Utility District water system upgrade end to surcharge

20. Rail Yard Traffic and road changes (maps)

**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))

21. Contract with CCmedia for Shire news letter
22. Contract with McClintock Accountancy Corporation for Annual Financial Statements

**Discussion and possible action properties:**

23. Unit 2 Lot 053
24. Unit 3 Lot 334
25. Unit 4 Lot 036
26. Unit 4 Lot 083
27. Unit 4 Lot 328
28. Unit 4 Lot 407
29. Unit 4 Lot 409
30. Unit 4 Lot 471
31. Unit 4 Lot 588

**Consent items:**

32. Copies complaints
33. Minutes of October 11, 2017 executive session
34. State Water Resource Board Matter

**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**