

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Agenda  
March 8, 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: Mike Canney

**II. 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.

**III. 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.

**IV. Presentation**

1. Annual Financial Review

**V. Workshop and Discussion**

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

1. Lake Pond health committee

Why is this item on the agenda?

There are members of the HOA who have been cleaning garbage and dog fecal matter from the open space around the Glenshire Lake and lands that may affect the watersheds in Glenshire. In order to properly protect them and actions performed on GDRA property the GDRA board of directors should form a committee and appoint such persons. There should be one director who meets monthly with the committee members who would then give a report at the following GDRA board meeting on progress or needs of the committee.

2. Defining CC&R section 1.26 "Single Family Residential Use"

Why is this item on the agenda?

The CC&R's help define many elements of what Single Family Residential Use is but there is some grey areas that have been brought to the attention of board members for further clarification.

3. Clubhouse Parking Lot Overnight parking restriction policy

Why is this item on the agenda?

The intent of the clubhouse parking lot is short term use by those using the HOA facilities, amenities and is not intended for long term vehicle storage. This winter has been challenging for snow removal operations with vehicles being left in the parking lot.

4. Truckee Glenshire Division of the CERT team is looking for meeting space

Why is this item on the agenda?

The Community Emergency Response Team (CERT) program educates citizens about disaster

preparedness for hazards that could impact our area, and trains them in basic disaster response skills. These skills include fire safety, light search and rescue, team organizations, and disaster medical operations. Using this training, CERT members can assist others in their neighborhoods or workplaces following incidents when professional responders are not immediately available to help. CERT members are also encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in the community.

5. Truckee Planning Commission reviewing the Martis Valley Quarry 5 year use permit

Why is this item on the agenda?

The original permits were issued in the mid 1950's and have had amendments made at subsequent to original permit. Concerns over noise, smell, and visual pollution have been noted by various local residents. Staff report enclosed or you may view on the Town of Truckee's web site. The GDRA board may elect to submit a comment letter addressing any concerns or not.

6. Lake Trail Repairs

Why is this on the agenda?

Several areas of the lake trail have incurred damage (washed out) areas during this winter's severe storms. The board should weigh temporary repairs over the long term solution of a complete trail rebuild.

#### **VIII. 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. Approval to continue Clubhouse rental Contract with the Truckee Optimist

Why is this item on the agenda?

The Truckee Optimist are a local community group that volunteers time to help out local causes. GDRA has allowed use of the GDRA clubhouse for meetings that do not conflict with renters free of charge and would like to continue to do so.

8. Copy of 1995 GDRA Demographic Information Survey
9. Manager's Report
10. Copies of Correspondence
11. Design Review Committee Meeting Minutes
12. Monthly financial report
13. Approval of Minutes of February 4, 2017 meeting

#### **IV. 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))

Discussion and possible action properties:

14. Unit 3 Lot 282
15. Unit 4 Lot 494

Consent items:

16. Copies complaints
17. Unit 3 Lot 127
18. Unit 3 Lot 167
19. Unit 3 Lot 206
20. Unit 4 Lot 407
21. Unit 4 Lot 328
22. Minutes of February 4, 2017 executive session
23. Copy of contract for FNW Engineers for North East deck replacement

**Board approval to send "Meet and Confer" Letters to the following properties as provided by CA civil code 5915 and GDRA's Delinquent Assessment Collection Policy:**

- 1-067
- 2-089
- 2-125
- 2-167
- 2-204
- 3-108
- 3-167
- 3-282
- 3-307
- 3-321
- 3-358
- 4-036
- 4-269
- 4-348
- 4-345
- 4-407
- 4-511
- 4-541

**X. Adjournment**