

Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
October 14, 2015 6:30 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

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

Board members: President: Mike Canney // Vice President: Martha Frantz // Treasurer: Sally Lyon // Secretary: Pam Stock // Director at Large : Dan Engler

II. **Property Owner Comments**

(Items not on the agenda)

This time is set aside for the public 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. **Presentations** None

Exhibit A

V. **Consent Calendar**

Exhibit B

(Items may be acted on as a group or pulled from the Consent Calendar at the request of a Board member, staff member or member of GDRA; and subsequently acted upon separately.)

1. Approval of September 30, 2015 board meeting minutes.
2. Copies of correspondence.

VI. **New Business**

Exhibit C

(Action items) Discussions will use the following format: (a) staff report, (b) GDRA Homeowners comments (*comments should be limited to 3 minutes. It is the president's discretion to shorten or lengthen comment time*) (c) board discussion and action.

1. Review of CC&R property inspection policy

VII. **Workshop and discussion**

Exhibit D

1. 2016 proposed budget and budget mailer
2. Board Retreat / goals / Strategic planning Date. Saturday January 23, 2016
3. Pool Facilities / Maintenance Building Renovation Project
 - Project / Budget Update project change orders

VIII. **Staff Report**

Exhibit F

1. Financials
2. DRC Minutes
3. Business Judgment Rule CA corp code 7231(a) Civil Code 5800
4. New Garbage disposal
5. Tahoe Keys Lake weed issue

IX. **Executive session**

Exhibit G

(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))

1. Pool billing report
2. Authorization to record the notice of default for 4-494 / 2-040 / 4-248 copies of collectability profile
3. Contract with Town of Truckee Church for clubhouse rental

2. Discussion and possible action properties:
 1. Unit 3 Lot 167
 2. Unit 3 Lot 181
 3. Unit 3 Lot 202
 4. Unit 4 Lot 328
 5. Unit 4 Lot 407
 6. Unit 4 Lot 494

3. Consent items:
 1. Unit 2 Lot 024
 2. Copies of complaints

4. 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