

Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda

September 3, 2017 directly following the Annual meeting scheduled for 12:00 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

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

Board members: President: // Vice President: // Treasurer: // Secretary: Martha Frantz // Director at Large: Richard Lichti

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. Election of officers. By-Law Article XI. The officers of the Association shall be chosen annually by majority vote of the Board at its first organizational meeting following the annual meeting: President, Vice President, Secretary, Treasurer (CFO), Director at large
3. Staff is requesting for \$3000.00 to be re-allocated from grounds maintenance salary to pay for defensible space clearing of a 9.6 acre lot owned by GDRA.
Why is this item on the agenda? GDRA's General Manager has been working with Truckee Fire Department on getting grant funding for defensible space clearing on GDRA properties. A window of opportunity has opened to treat a 9.6 acre lot but it will take some prep work with a hand crew before machinery can start work. The approx. \$3000 would be for the pretreatment of this property.
4. Glenshire Clubhouse monument sign
Why is this item on the agenda?
The current Clubhouse Monument sign is in the Town of Truckee Road right of way. With the widening of Glenshire Drive it can decrease the line site when exiting the Clubhouse Parking lot and make it more dangerous.
GDRA General Manager is recommending to the GDRA Board of Directors to direct staff to have the monument sign removed and placed in a safer location. The General Manager is recommending the area to the East of the East entrance of the Clubhouse. The GDRA Board of Directors should also take into consideration if they want the current sign design to remain or if they would like to use different materials / design at this time. Current sign is in the Reserve budget for year of 2022 at \$4,639. The BOD may choose to keep the sign in its current location, Move the sign, Redesign and move the sign.

5. Review of two houses with questionable paint colors
Why is this item on the agenda?
A complaint has been filed about two houses that have colors that have been painted without DRC or Staff approval. The colors not blend into the surrounding houses or location they are located. The Design Review Committee has reviewed these two houses and has split in their opinions. Our governing documents require that the GDRA board review and decided.
6. Decide which board members will be new bank account signers
Why is this item on the agenda?
After new board members are voted in, new signature cards need to be created for all GDRA bank accounts. It is best to have board members as signers that are free to come in during business hours Tuesdays and Wednesdays. Preferable to have at least 4.

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 Board may vote to consent on items or pull items for discussion.

7. Short Term Vacation Rental Committee update:
8. General Manager's report
9. Forester Report, initial read through. Future action can be requested upon review of report
10. Copies of Correspondence
11. Design Review Committee Meeting Minutes
12. Board to consider questions for membership survey. At this time the GDRA board can review questions used during the last review and identify areas of interest the board would like to receive membership feedback to help align the board actions based upon the membership feedback.
13. SB 2 Atkins. Adds \$75 to real estate transactions.
14. Nevada County Health inspection report (passed with a great review) Inspector was impressed with operations and maintenance of pool facilities.
15. Monthly financial report
16. Approval of Minutes of July 12, 2017 meeting

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))

Discussion and possible action properties:

17. Unit 1 Lot 043
18. Unit 3 Lot 167
19. Unit 4 Lot 036
20. Unit 4 Lot 208
21. Unit 4 Lot 328
22. Unit 4 Lot 407
23. Unit 4 Lot 494
24. Copies complaints
25. Minutes of August 9, 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 / 4-542

IX. Adjournment