

Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Agenda  
March 9, 2016 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 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. **Presentations**

*Exhibit A*

Annual Financial Review – Bob McClintock

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 minutes for regularly scheduled board meeting November 11, 2015
2. Copies of correspondence.

VI. **New Business**

*Exhibit C*

(Action items) 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. None at this time

VII. **Workshop and discussion**

Use same format as new business

*Exhibit D*

1. Glenshire Resident interested in having GDRA hire a forester to evaluate trees on properties with utility easements that are slated for removal
2. Partnering with a local resident to create a pollinator garden at bottom of ADA ramp
3. Community Survey: When to send out and what questions to ask
4. Legacy Trail parking lot bathrooms. GDRA partnership.
5. Consideration of hiring a Forester / arborist on retainer to provide second opinion for tree removal.
6. Glenshire Day. Setting date, format, budget, food, etc.
7. 2016 Reserve items. East entrance sign. Defer or replace
8. How the Frank Dodd act can cause issues with HOA banking and how to avoid possible issues
9. Revised compliance violation letter.

**VIII. Staff Report**

*Exhibit F*

1. Financials
2. DRC Minutes
3. Future Capital expenses list
4. Sample of Board of Directors job description
5. 37 year survey of CA HOA reserve funding levels, includes % of annual assessments allotted to reserves
6. 2014 national research "Americans grade their Associations, Board members" results
7. Community Wildfire Protection Plan (CWPP) update
8. Juniper Hills annual financial statement
9. Resolution 92-2 Review: GDRA board code of ethics
10. Resolution 92-4 Review: use of non DMV vehicles in clubhouse area
11. Resolution 92-3 Review: support the goals of the Truckee Donner Land Trust
12. Copy of 1993 special emergency assessment. (\$400,000.00)
13. Sample music / CD, tape, records license BMI

**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.

2. Discussion and possible action properties:

1. Unit 4 Lot 407
2. Unit 3 Lot 027
3. Unit 4 Lot 494

3. Consent items:

1. Unit 1 Lot 063
2. Unit 3 Lot 167
3. Unit 3 Lot 202
4. Unit 3 Lot 364
5. Unit 4 Lot 261
6. Unit 4 Lot 366
7. Unit 4 Lot 522
8. Unit 2 Lot 024
9. Unit 4 Lot 328
10. Minutes of January 13, 2016 executive session
11. Copies of complaints

7. 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) / 4-542

8. 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. 2-037
2. 2-156
3. 2-213
4. 2-220
5. 2-260
6. 3-019
7. 3-061
8. 3-082
9. 3-110
10. 3-116
11. 3-167
12. 3-330
13. 3-335
14. 3-360
15. 4-036
16. 4-039
17. 4-208
18. 4-218
19. 4-407
20. 4-441
21. 4-456
22. 4-457
23. 4-489
24. 4-527
25. 4-556
26. 4-590

X. Adjournment