

Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
April 12, 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. 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. Annual Financial Review

VI. 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.

2. Annual Meeting

Why is this item on the agenda?

The GDRA board has discussed setting an annual meeting date of September 6, 2017. As some members have contemplated this date the message was that we would have low participation due to the date being a mid-week day after Labor day, when school is in session. Several suggestions of holding the annual meeting on Labor Day have been received. The Pool will be open at that time and a local food truck vendor is willing to attend. Discussion should also include if GDRA would subsidize food for the event, music, bounce house, what time, 11am, 12, 1 etc. General format, i.e. election results, appointment of officers, state of Glenshire. Keep the agenda brief or cover as much as possible?

3. Tree removal from owners lots 4-258 2-184

Why is this on the agenda?

There are two incidents in that trees located on GDRA properties have fallen onto private property and the owners have requested that we remove the trees from their property. One house suffered damage and two fences. Normally when a tree falls it is considered no fault with the burden of repair / removal on the owner. In both cases GDRA should consider removing the downed trees on GDRA property for defensible space concerns and may consider removing the whole tree at the same time.

4. Would the GDRA Board like to solicit bids from a Forester to evaluate GDRA's 260 acres of open space to identify trees that may be need to be removed for forest health concerns as well as unhealthy trees

that may threaten houses or infrastructure.

Why is this item on the agenda?

There have been two known instances this last winter when trees located on GDRA property fell into private home owner's property. After 5 years of record drought some of the forest has suffered from beetle infestations, mistletoe, and general weakening. Identifying and addressing these issues will result in a healthier and safer forest.

5. What types of advertisements, in the Shire, would the GDRA Board allow or censor

Why is this on the agenda?

A company that sells medical marijuana has asked if they could advertise in the Shire News Letter. This has sparked the debate of what type of advertising content does the current GDRA Board find appropriate for the Shire Newsletter. In the past the board has edited a male dance review add. If the board decides to allow for medical adds it would open the door for pharmaceuticals such as anti-depressants (think Prozac) pain killers (oxycodone) or others.

6. Bid for a backup Generator for the Clubhouse:

Why is this on the agenda?

The winter of 2016 / 2017 has brought to light the potentially fragile systems that we take for granted like electricity, and open roads. Over the years many homes have converted from wood heat to forced air, hydronic or other power dependent sources. On demand hot water heaters have also started to make up a larger section of hot water needs for homes but will not work when there is not electricity.

There may be times in the future where there is community wide power loss and road access in and out of the Truckee area is not available.

As a community center and a designated emergency command center (the clubhouse has been used as a base of operation for an emergency search and rescue operation) the clubhouse can be a location for owners to:

Take showers

Cook food

Power electronic devices

Stay warm

Receive information

We would not provide:

Sleeping materials

Medical care

Food

If we move forward a plan would be outlined for using staff: / board members / Committee members / CERT members to oversee operations while the clubhouse facility was occupied.

7. Appeal of Design Review Committee

Why is this on the agenda?

Owner would like to remove a tree from his property to create better access into his garage. GDRA rule 4.04 outlines the appeal procedures and allows the owner to have the GDRA board of director's review the project de novo

8. Soroptimist requesting use of clubhouse for meeting

Why is this on the agenda?

A Glenshire Resident Representing the Soroptimist has requested use of the clubhouse for a meeting with the rental charged waived. In the past the GDRA board has weighed the benefits of an organization to the Glenshire community before granting use of the clubhouse. The board has also placed conditions such as that it does not displace a paying renter.

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.

9. Manager's Report
10. Copies of Correspondence
11. Review of California assessment lien and non judicial foreclosure chronology
12. Copy of 2017 HOA Certification Letter
13. Design Review Committee Meeting Minutes
14. Monthly financial report
15. Approval of Minutes of March 8, 2017 meeting
16. Article by Homefront on open meeting act and HOA responsibilities
17. Copy of CC&R Compliance and Damage Assessment Policy

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))

18. Contract with Allied Trustee Services

Discussion and possible action properties:

19. Unit 1 Lot 043
20. Unit 2 Lot 203

Consent items:

21. Copies complaints
22. Unit 3 Lot 127
23. Unit 4 Lot 328
24. Unit 4 Lot 407
25. Unit 4 Lot 494
26. Minutes of March 8, 2017 executive session

Board approval to send to Allied Trustees to initiate Collections process on below properties that did not respond to Meet and Confer letters, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

27. 3-167 / 4-036 / 1-067 / 2-089 / 4-269 / 3-358 / 3-282 /
28. Copy of Meet and Confer letters
29. Manager's Review

X. Adjournment