

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Minutes  
March 14, 2018 6:00 P.M.  
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call  
Board members present: Jamie Brimer // Pam Stock // Martha Frantz // Devin Bradley: Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: None
- IV. GDR Board Member Comments: None
- V. Presentation
  1. Annual Financial Review: McClintock Accountancy Corp.
    - Kendall from McClintock presented
    - Q & A session
- VI. Workshop and Discussion
  2. Formation of a CC&R revision committee
    - Our current CC&R's have some items that are dated or are unclear on intention and board is considering forming a committee
    - Board discussion and GM answered questions.
    - Member mentioned it would take at least two years and asked if an estimate of this process has been done.
    - Marty motioned GM to draw up charter for CC&R Revisions Committee: Approved 4 - 0.
  3. Appointment of member to open board seat  
Why is this item on the agenda?
    - By-Law Section 6 (c) states that the current board shall fill the open seat by a majority vote of remaining directors. There have been 3 members interested in the open seat. Peter Tucker, Eric Hines, Donald Boehm.
    - GM informed board Eric Hines had to withdraw
    - Q & A session with Board and Candidates
    - After board deliberation, Don Boehm kindly withdrew application
    - Pam motioned to elect Peter to the board for this coming six month term. Approved 4 - 0.
  4. MOU between Truckee Tahoe Community Foundation and GDRA
    - GDRA uses TTCF to collect donations for the construction and maintenance of the Glenshire Lake Trail. This MOU needs to be reviewed for any changes and renewed to keep the account for the Lake Trail viable for donations and distributions.
    - Pam motioned to keep MOU and keep TTCF for Lake Trail fund. Approved 5 - 0.
  5. Signature Cards
    - In order to remove the resigned member as signor, the board needs to approve directors to sign, and staff to retrieve information on all GDRA bank accounts

- Marty motioned that Pam Stock, Devin Bradley, Jamie Brimer, Peter Tucker and Marty Frantz be signers for all Glenshire Devonshire Residents bank accounts, and for Dan Warren and Lori Kelley to retrieve bank account information only. Approved 5 - 0.
6. Renewal of GDRA Property, inland Marine and crime coverage. General Aggregate, Directors and Officers Liability. Declining of Terrorism Coverage.
    - Annual renewal of HOA insurance as required by CC&R Article X
    - Board discussed and asked questions, mostly on terrorism
    - Pam motioned we do not accept the terrorism coverage and we accept the farmers insurance renewal as quoted. Approved 5 - 0.
  7. Scheduling Annual meeting list of events
    - Currently scheduled for Monday, September 3, 2018
    - Board gave following direction:
    - Time for Annual Board meeting: 10 a.m. Time for Annual Membership Appreciation 11 a.m. – 2 p.m.
    - Board name tags
    - Starkey's, face painting, bounce house, tent, pool open house, music
    - Marketing help offered by Peter
  8. Planning a "Defensible Space Forum Day"
    - Make information available to the Association about Defensible Space
    - Board discussed
    - \$300 food will be provided
    - Per GM: June 3<sup>rd</sup> is best day for this noon - 2pm
    - Board requested we coordinate with a pine needle day if that occurs
    - Peter asked if we could have list of vendors or vendor information. GM said that will occur
    - Jamie asked about open yard waste burning being banned in Glenshire. Cal Fire in favor of these burnings as a cure of getting ahead of fueling before it gets ahead of them. Jamie asked GM to put on next month's agenda.
    - Marty motioned we spend up to \$300 in food/refreshments. Approved 5 - 0.

VII. Community Update: Items pulled: 9, 10, 12, 13, 14 and 16. See details below. Jamie motioned to approve items 11 and 15. Approved 5 - 0. Jamie motioned to approved pulled items. Approved 5 - 0 (4 - 0 re: item 14: Approval of February 14, 2018 Minutes)

GM wanted board to see example what could happen in our HOA too.

9. General Manager's report: Nothing to comment on by GM
10. Copies of Correspondence: Question on 3-116 – What can we do to speed up payment process? GM has already sent stmt. Has to run the course.
11. Design Review Committee Meeting Minutes
12. Monthly financial reports: Board confirmed new shoveling is working out. Happy to see SWRCB refund of \$5k is occurring. Happy to see only 2% members over 60 days due.
13. Short Term rental committee update: Marty gave brief update and feels it could be wrapped up to making recommendations to board in 3 months. Board asked questions. Devin asked the charter to be reviewed re: STR committee members voting. Peter recommended rolling out STR committee recommendations clearly and effectively to community. Member on STR committee mentioned going very well and Peter is doing very well with flow charts.
14. Approval of Minutes of February 14, 2018 regular meeting
15. 2017 Holiday shuttle information
16. Lahontan Water District Refund: Great job

- VIII. Executive session  
17. GM annual review format

Discussion and possible action properties

18. Unit 1 Lot 021  
19. Unit 2 Lot 142  
20. Unit 2 Lot 164  
21. Unit 3 Lot 097  
22. Unit 3 Lot 115  
23. Unit 3 Lot 307  
24. Unit 4 Lot 036  
25. Unit 4 Lot 083  
26. Unit 4 Lot 328  
27. Unit 4 Lot 588

Consent items:

28. Copies complaints  
29. Unit 2 Lot 053  
30. Minutes of February 14, 2018 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:***

4-542

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:

2-028  
2-037  
2-121  
2-124  
2-260  
3-110  
3-186  
3-190  
3-202  
3-254  
3-267  
3-330  
3-360  
4-068  
4-458  
4-489  
4-527  
4-531

VIII. Adjournment: 9:00 p.m.

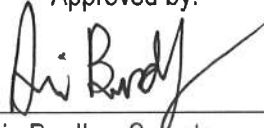
Submitted by:



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Lori Kelley, Admin. Assistant

Approved by:



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Devin Bradley, Secretary