

Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
July 11, 2018 6:00 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

I. Call to Order and Roll Call:

Board members: President: Jamie Brimer //Vice President: Peter Tucker // Treasurer Pam Stock // Secretary: Devin Bradley // Director: Martha Frantz

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. Presentations

VI. Workshop and Discussion

Discussions will use the following format: (a) staff report, (b) board discussion (c) GDRA Homeowner comments (*comments can be limited to 3 minutes*) (d) board deliberation and action.

1. Discussion of commercial recycle containers for clubhouse
Why is this item on the agenda?
State Assembly bill AB 1826 requires commercial businesses to recycle. Although I had developed an active and successful program the new requirements will cause us to use the recycle tote containers and not the animal proof bear boxes. The totes are not animal resistant and do not fit into any of the bear proof containers that are now used. The totes are included in the new service charge but to upgrade to "animal resistant" totes would be any extra \$60 one-time charge and an extra \$12 / month per container. We would normally deploy a minimum of 3 receptacles in the summer and one in the winter. The board can vote to contract to use the upgraded totes or have staff explore other solutions.
2. Approving a policy change to make all HOA assessment due dates March 1st with late fee of April 1st. (Currently the due date is January 1st and late fee February 1st)
Why is this item on the agenda?
Staff has received requests for a March due date for annual assessments due to January being a difficult time of year. Currently when an assessment is paid in full after February 1st a late fee is assessed at 10% of full annual dues amount. Currently if an owner chooses the 4 pay plan (due 1/1, 2/1, 3/1, 4/1) a late charge is assessed at 10% of only ¼ of annual dues amount for each late payment made. This gives little incentive to pay in full on time. Changing the due date and late fee

assessment date could create an incentive for owners to pay in full, reduce staff time and mailing costs. Also, these are the same due and late fee dates for the special assessment, which will help relieve a lot of confusion of members. Currently our standard payment plan consists of 4 payments equally divided and spaced in the first four months. We can still offer this plan with due dates of 1/1, 2/1, 3/1 and 4/1. Invoices would still be mailed out in December of each year.

3. First 2019 Budget analysis

Why is this item on the agenda?

The budget needs to be finalized by September annually in order to mail the budget summary to all GDRA residents. There can and may be several changes to the budget as it is analyzed. The Board may adopt the budget as presented or send it back to staff for changes.

4. GDRA Board of Directors to consider amendments to the CC&R update committee charter and appoint committee members.

Why is this item on the agenda?

In order for the committee to use its time in the most efficient manner a few recommended amendments are suggested to prevent conflict of interest, target areas that haven't already been discussed and prevent any one party to monetarily profit from changes.

This is the time to appoint members to the committee.

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.

5. General Manager's report
6. Review of allowable business activities as provided by CC&R 8.07
7. AB 2912, SB 1128, SB 1265 updates
8. Design Review Committee Minutes
9. Annual Truckee Mountain Housing Council Report
10. Copies of Correspondence
11. Financial reports
12. National CAI 2018 community Association homeowner survey
13. Applications of member who are running for the GDRA Board of Directors
14. Approval of June 13, 2018 minutes

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))

15. General Manager Review

Discussion and possible action properties:

16. Unit 2 Lot 142
17. Unit 3 Lot 205
18. Unit 3 Lot 289
19. Unit 3 Lot 307
20. Unit 4 Lot 026
21. Unit 4 Lot 083
22. Unit 4 Lot 155
23. Unit 4 Lot 209
24. Unit 4 Lot 328
25. Unit 4 Lot 362
26. Unit 4 Lot 491
27. Unit 4 Lot 588

Consent items:

28. Copies complaints
29. Unit 1 Lot 043
30. Unit 1 Lot 021
31. Minutes of June 13, 2018 executive session
32. Copy of correspondence

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

IX. Adjournment