

Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
August 8, 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 agenzized matter 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. Open forum for residents running for open board seats.

Why is this item on the agenda?

Annually GDRA hold an election to fill seats on the board of directors. The August meeting has been allocated to allow members wishing to run for the open seats to give a 3 minute introduction followed by an open Q&A session to be mediated by the board President. Generally questions are submitted by the membership prior to this agenda item and then the board president will give each candidate 3 minutes each to answer the questions. In the dynamic world of changes in people's lives and priorities, we are now looking at two candidates for the two open board seats. GDRA has used elections by acclimation in the past or had the vacant seats of expired terms appointed by the sitting board.

([Civ. Code §3532](#); Civ. Code §3528; *Letitia V. v. Superior Court* (2000) 81 Cal.App.4th 1009, 1016.) Moreover, [Civil Code §5100\(a\)](#) requires balloting only if an election requires a vote. If the election is uncontested, there is no need for a vote. The purpose of secret balloting is to protect voting privacy in contested elections not uncontested elections.

2. GDRA open space dog poop cleaning, removal proposal

Why is this item on the agenda?

The GDRA board has indicated to the General Manager that they would like the GM to oversee a better dog poop removal program from GDRA open space. The proposal drawn up by the GM includes approx. costs to implement a program.

3. GDRA pool staffing levels

Why is this item on the agenda?

The GDRA Board is looking at ways to cut costs associated with the operation of the pool. Decreasing staffing will help save money associated with pool costs. The board may choose to implement cuts during the 2018 season or wait until 2019 to implement cuts.

4. Consideration of lease or purchase of a company vehicle

Why is this item on the agenda?

Employees currently use personal vehicles to do property inspections, meet with residents, check open space, pick up supplies, wash cleaning implements, make deposits, etc. There is currently no requirement that employees provide a personal vehicle for company work. Providing a company vehicle would solve this issue as well as re-imbursement issues.

5. Second 2019 Budget analysis

Why is this item on the agenda?

The GDRA board reviewed the 2019 Association budget at the July 11th board meeting and asked staff to make some changes. 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.

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.

6. General Manager's report

7. Status of Fire Wise Community application / Assessment

8. Design Review Committee Minutes

9. Copies of Correspondence

10. Financial reports

11. Adopting and Amending Rules (guidelines)

12. GDRA CC&R Compliance and Damage Assessment Policy

13. Approval of July 11, 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))

14. General Manager Review

Discussion and possible action properties:

15. Unit 1 Lot 009
16. Unit 1 Lot 031
17. Unit 3 Lot 078
18. Unit 3 Lot 113
19. Unit 3 Lot 116
20. Unit 3 Lot 307
21. Unit 4 Lot 026
22. Unit 4 Lot 083
23. Unit 4 Lot 155
24. Unit 4 Lot 209
25. Unit 4 Lot 491
26. Unit 4 Lot 588

Consent items:

27. Copies complaints
28. Unit 2 Lot 142
29. Unit 3 Lot 205
30. Unit 4 Lot 362
31. Minutes of July 11, 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

IX. Adjournment