

**Glenshire Devonshire Residents Association**  
**Board of Directors Meeting**  
**Minutes**  
**April 13, 2016 6:00 P.M.**  
**at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call:  
Board members present: Mike Canney // Marty Frantz // Sally Lyon // Pam Stock // Dan Engler. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: None
- III. GDRA Board member comments: Marty thought last Shire was fabulous.
- IV. Presentations: Town of Truckee gave presentation on Road repair projects in Glenshire Area this summer: Slurry/Sealing/ Legacy Trail 33 space trailhead parking and amenities. Next summer: Glenshire & Dorchester Dr widening project. Q&A with board and members. West River work this year. Warning signage suggested by board member.
- V. Consent Calendar: Motion by Pam to approve item 1: Approved 5-0.
  1. Approval of minutes for regularly scheduled board meeting March 9, 2016
  2. Copies of correspondence – Pulled. Concerned about the flat sheet steel that water can seep into and at a minimum get a guarantee that no problem. Mike requests we have subcontractor, Rick, address this and have Jeff stand behind. Need warranty. Dan E. suggested butted sheets be slotted. Dan Warren states Jeff Cotton is working with subcontractor on warranting/repairing. Mike asking Dan to get Jeff's opinion on more screws. Jamie (member) said if layered like shingles only way for water to get in would be at top. Marty wants to be sure we are communicating in writing. Sally motioned to approve item 2: Approved 5-0.
- VI. New Business:
  1. Adoption of Vision, Mission and guiding principles as provided in GDRA's strategic plan:  
Mike makes motion to adopt vision, mission and guiding principals as provided by the strategic plan with following change under guiding principles item 5:  
Change to "Promote healthy living". Then add separately "Improve trails and open space". Staff to email final draft to all board members for final review. Approved 5-0.  
  
Vision: Support a high quality, connected, healthy life for all residents  
  
Mission: Protect and enhance the quality of life and property in Glenshire  
  
Guiding principles:
    - ❖ Maintain all amenities to current standards
    - ❖ Improve Safety (Forest fire, defensible space)
    - ❖ Protect our natural environment
    - ❖ Consider new or upgrades to amenities if:
      1. Financially viable
      2. Supported by GDRA membership
      3. Impacts to nature and community minimal
    - ❖ Improve connectivity by improving Foster an engaged, connected membership
    - ❖ Encourage a diverse community that supports the current quality of life
    - ❖ Plan for the future with strong financial resources
  1. Adoption of compliance letter: Mike would like warm header added to other 3 letters. Pam suggests we add 5 minute limit to lighting issues in letters. Mike suggested we send additional info attached, not in

letter. Pam will meet with Dan re: supplements to go in letters. Mike motioned to approve adoption of compliance letters, with exception of adding header to other 3 letters to top. Approved 5-0.

2. Adoption of GDRA Board Job Description: Board discussed and deferred so Marty can finesse the board job duties.
3. Acceptance of resignation of a board member and appointment of a new board member: Dan Engler presented reason for wanting to resign. Board discussed transparency of board. The item got dropped with Board directing staff to publicize something like the following via mas email, current Shire, etc.: A GDRA board member is considering resigning early in the term. Any Glenshire Devonshire owner interested in being appointed to this position at the May 2016 board meeting, please contact the GDRA offices.
4. Adoption of a pollinator garden committee: Mike made motion to adopt pollinator garden, with a \$500 cap on funds given to this committee.
5. GDRA loans \$100k from operating to reserves to cover shortfalls in pool loan, fund by 5/1 and pay back within one year. Sally so moved. Approved 5-0.

VII. Workshop and discussion:

1. Community Survey: When to send out, any changes: Board would like out prior to Glenshire Day. Changes suggested: Board gave staff suggested changes and re-wording? Dan will re-circulate with changes to board members.
2. Discussion of format of 3 progressive compliance letters: Handled in New Business.
3. Consideration of forming a compliance committee: Dan Warren presented committee rules re: cycle and timing. Extensive board discussion.

VIII. Staff Report: Sally motioned to approved consent calendar items #1,2,3,7,8,9,10

1. Financial: Board and staff discussion
2. DRC Minutes: No discussion
3. Proposed Future Capital expenses list
4. Glenshire Day, consideration of June 18<sup>th</sup>: Pulled: All in agreement with June 18<sup>th</sup>. Staff will check with Lions Club and tent.
5. CA Corporation Code 7341 (3) It provides an opportunity for the member to be heard, orally or in writing: Pulled: GM explained we legally have to accept letter.
6. Assembly Bill 1720 Please review text (Proposed) Unannounced Attorneys at meetings: Pulled: GM presented law summary – law now states owners only can come to meetings. This Bill is not a good thing – will be very costly to HOAS – backed by attorneys.
7. Web site Next Door and other HOA experiences
8. Senate Bill 142 (Passed) Drone use
9. Copy of Form 7004 Federal Tax return
10. Copy of 2016 HOA Certification Letter
11. Copies of current HOA insurances
12. Board retreat follow up: Board discussed. Mike will ask Seana what Fous Area 2 plan to deal w default triggers, and reserve study. Mike proposes as ongoing agenda item, staff call out what focus item agenada items apply to.

IX. Executive session

1. Special Assessment payment options and member % paid to date: Moved to New Business on regular agenda.
2. Discussion and possible action properties:
  1. Unit 3 Lot 085
  2. Unit 3 Lot 202
  3. Unit 4 Lot 407:
3. Consent items:
  1. Copies of meet and confer letters

2. Unit 1 Lot 063
3. Unit 2 Lot 024
4. Unit 2 Lot 040
5. Unit 3 Lot 167
6. Unit 4 Lot 328
7. Unit 4 Lot 494

1. Minutes of March 9, 2016 executive session

2. Copies of complaints

4. 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

5. Board approval to send to Allied Trustees to initiate Collections process on below properties that did not respond to Meet an Confer letters, as provided by state lw and GDRA's Delinquent Assessment Collection Policy:: Dan motioned that Allied Trustees collection process moves forward on below listed properties: Approved 5-0.

1. 2-213
2. 2-220
3. 2-260
4. 3-116
5. 3-167
6. 4-456
7. 4-489

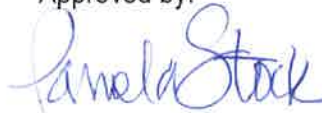
Adjournment: 8:55 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Pam Stock, Secretary