

**GLENSHIRE/DEVONSHIRE RESIDENTS ASSOCIATION
BOARD MEETING MINUTES**

April 9, 2014, 6:30 p.m. Glenshire Devonshire Clubhouse

Exhibit A

- I. Call to Order – Sally Lyon, President, called the meeting to order at 6:30 p.m.
Roll Call – Board members present: - President Sally Lyon, Vice President Don Boehm, Secretary Charles Timinsky, Treasurer Martha Frantz, Director at Large. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: *None*
- III. GDRA Board Member Comments: *Request to confirm some agenda items*
- IV. Consent Calendar: *Pulled Item #3: Approved 5 – 0.*
 1. Approval of March 12, 2014 board meeting minutes.
 2. Approval of 2013 final financial statements and accountant's review, prepared by McClintock Accountancy Corporation. Adjustment made after 3/12/2014 board meeting: Reserves Fund and Reserves Interest Income both reduced by \$1024.00.: *Sally Lyon gave brief details of \$1024 adjustment.*
- V. Presentations: *None*
- VI. New Business
(Action items) Discussions will use the following format: (a) staff report, (b) GDRA Homeowners comments (*comments should be limited to 3 minutes. It is the president's discretion to shorten or lengthen comment time*) (c) board discussion and action.
 1. Measure R committee asking for GDRA board endorsement: *Truckee Trails presented and gave handouts. Board discussed. Board approved endorsing Measure R: 4-1.*
 2. Insurance Renewal (quotes plus add or not earthquake insurance): *Board discussed and requested staff to get EQ insurance quote. Board reviewed quotes and directed staff to thoroughly research, email board members decision and procure coverage this week– suggesting to go with best rating vs lower price.*
 3. Letter of intent approval for Complete Wireless Consulting to proceed forward with Cell phone tower. *Board reviewed and discussed. Directed GM to tell them we are interested but that price is too low. Use Dan Engler to negotiate.*
- VII. Workshop and discussion
 1. Winter Pool damage: *Brief discussion of repairs needed. Will re-visit after repair bids come in.*
 2. Unit 4 Lot 360, recommend making no action or finding sale price with conservation easement : *Board reviewed and discussed. Board approved to acquire two CMA's 5-0.*
 3. Contract with Ecosynthesis for Lake Trail Permits (review options): *GM briefed on other interested person in providing scope. Board discussed.*
 4. First Annual Glenshire Day June 28? *Sally & Marty presented progress and ideas: Partnerships, music, food, survey booth – email and demographic info by offering drawing. Time: 11-2. Board input: Face painting, announce annual mtg, ad in S Sun, Shire, School, Store, Banners. Someone man survey/email booth. Need booth layout before inviting others. Staff: direct mailer cost-email address only. Volunteer sign ups. Candidate packages & job descriptions.*
 5. Strategic Plan review: *Discussed various plan items.*
 6. Annual Meeting and Election. Candidate package. Brief on when no applicants.
 7. Future expenses vs current income. Pool infrastructure replacement / tennis courts rebuild: *GM presented possible barn via dues increase up to 20%, special assessment or loan. Staff: ck TD reserves %. Need to do awareness with membership re: new building, reserves, etc. Board directed staff to run reserves projections keeping percent funded approx. 28% and other scenario. Do math on loan vs assessment. Discussed new bldg vs sheds – need to get members involved.*
- VIII. Copies of Correspondence
 1. Consent items for review

IX. Manager's Report: Board reviewed all items. GM briefed on most items

1. Financial
2. DRC Minutes
3. New addition to yard waste removal programs. 6 yard dumpsters available for reduced cost of \$76:GM presented dumpster is for private properties.
4. Insurance refund for ADA ramp. Still working on full refund
5. Lower bathroom ADA upgrade progress; GM gave update.
6. Agreement signed with Nevada County agriculture for non-native weed abatement : GM gave brief description.
7. Evans -v- Davis. HOA removes trashed abandoned house
8. 5 questions you should ask if you live in an HOA
9. Copy of contract with High Desert Technology: Dan Engler gave brief description of services.
10. Glenshire Community Day planning, budget, committee, date etc.

X. Executive session

Exhibit G

(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 and have the session kept private and ask 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))

1. Update on Discrimination complaint to eliminate minimum age restrictions for facility use
Response to DFEH and Insurance Carrier: GM gave update. Board discussed.
2. Discussion and possible action properties:
 1. Unit 1 Lot 018
 2. Unit 3 Lot 202
 3. Unit 4 Lot 013
 4. Unit 4 Lot 129

Consent Items:

1. Unit 2 Lot 024
2. Unit 2 Lot 028
3. Unit 4 Lot 530
4. Copies of complaints

5. 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

3-297 / 4-028 / 4-530 / 4-542

Board approval to contract with Allied Trustee Services to collect delinquent Association Assessments for the following properties as provided by CA civil code 1363.840: Board approved 5- 0, except for ones that have paid or entered payment agreement. 2-204 / 2-260 / 3-061 / 3-110 / 3-228 / 4-102 / 4-494

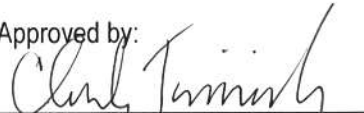
XII. Adjournment: 9:00 p.m. Next board meeting May 14, 2014.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Charles Timinsky, Secretary