

Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
August 12, 2015 6:30 P.M.
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

- I. Call to Order and Roll Call:
Board members present: Mike Canney: Vice President // Charles Timinsky: Secretary // Martha Frantz: Treasurer // Director at Large: Dan Engler. Board members absent with notice: Don Boehm: President . Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: SOSG member: Gave update on proposed Canyon Springs Development project stating still waiting release of Final EIR and Hearing expected this summer/fall and that they are awaiting awareness and project still not a possibility. SOSG is accepting pledges and donations. Go to website.
- III. GDR Board member comments: Marty Frantz thanked the exiting Board members, Don Boehm & Charles
- IV. Presentations: Candidates for Board of Directors:
 - Each candidate presented a statement
 - Questions presented from members to candidates, and replies given by candidates
- V. Consent Calendar: Approved 4 - 0
 1. Approval of July 6 and July 8, 2015 board meeting minutes.
 2. Copies of correspondence
- VI. New Business:
 1. Truckee Donner Chamber asking for use of clubhouse for Truckee community "branding" meeting Sept 16th. <http://www.truckeechamber.com/files/NewsArticles/Brand%20Truckee.jpg> : Truckee Chamber member, Melody Rebek, presented on workshops for Branding meetings – one next week and one in September. Requesting Clubhouse donated for meeting – Sept 16th 6pm. Approved 4 - 0.
- VII. Workshop and discussion:
 1. Legacy Trail Glenshire entrance: GDR consideration to take ownership of bathroom maintenance: Scott Mathot Assistant Engineer Town of Truckee to present idea
 - Staining 1x year - ? / Stock supplies - \$ / Daily cleaning - \$10k year / Gen Maint - \$2k /
 - Will have nice siding. Placing on property that town owns.
 - Member Comments: Ask Parks & Recs to maintain. Find out if more users start on East River. People starting in Glenshire use the restroom prior to leaving. Trying to get sponsors. Install coin entry system. Needs bike lane prioritized to limit size of parking lot. Wants to commend the trail happening. Has there been a thought of resituating re: aesthetics. Needs a traffic study. Restrooms important for children, but would like to see Town and Recs department back it up. Maintenance will most likely be more than once a day in busy times. When is decision needed – need time to put out in Shire.
 - Sherilyn, Rotary president, gave 18 yr history of Legacy Trail – Rotary may take on staining cost
 - Dan Engler stated there will be more than Glenshire users – many people including commercial drivers. Trouble with paying in perpetuity.
 - Marty Frantz – possibly a lower amount
 - Mike Canney – appreciates Rotary/Town efforts but doesn't think association can foot this cost. Any way to change design to make more affordable?

- Charles Timinsky: Can this be leased to us, not owned by GDRA?
 - GM went to town meetings and the design has become much simpler than what was originally planned, which included heaters, etc. Town will plow as close as they can.
 - Marty & Mike might support to some degree. Not turning down outright.; want to contribute but not take ownership.
 - Dan Engler – needs to take to Parks and Recs.
 - Mike Canney – don't need a restroom at Glenshire entrance.
 - Board decided to table: 4-0.
2. Pool facilities rebuild and upgrade project (possible funding mechanisms) discussion and direction for pool repair and rebuild project:
- GM presented: Spoke about successful workshop on August 10th, hearing community feedback. If you do want to go forward with assessment, Resolution needs to be passed.
 - Board posed questions to staff:
 - When would loan be funded?
 - Understood cut options would cause a re-draw and re-engineering, but new advice has come forward that states we can break ground and amend plans later. Architect did say normal to see some changes, if large scale or complete change a resubmission would be needed. If we didn't vote to break ground, then would possibly be 5 years before pool could be afforded. Is it worth downsizing? Various discussions.
 - Darby Brookman agrees with present project
 - Emma Madera supports going orward with pool; however, at July's meeting room was packed with people that said they can't afford it. Why not okay to cut down on other expenses besides the pool. The cost will go up higher than currently figured.
 - Linda Stoner: Small % of people in community that use the pool, just consider money needs to go into lake trail as well.
 - Rhonda Brooks: Wants a pool and concerned about the debt that will most likely exceed \$1.5M – do we have an estimate of homes that will get liened. Bad precedent to get a loan without a vote.
 - George & Lily: Convenience is a key part in getting children to swim. Not an option not to have it. Do whatever it takes to make it happen.
 - Sarah Bradford: On the whole, a huge asset to community. Money is tight and understands issue with a special assessment. Decision needs to be made and pool being filled will decrease property value. Kiddy pool is important.
 - Katherine Kerr: supports pool project. Maybe a payment plan could be in place.
 - Mary Anne Carly: Big fan of pool. People who don't use pool are still going to benefit when selling property. Workshop was great.
 - Gary Stanley: Vibrant part of this community. Feels we are well prepared to go forward.
 - Wendy McKechnie: Reason we kept our Glenshire house as rental
 - Ashley McKechnie: Lives at pool and could not live without it.
 - Pat McKechnie: Grew up in Truckee and took swimming lessons here 40 years ago. Asking board to vote to complete \$1.5M proposal so we can break ground. Pool vital part of Glenshire. Cost of not doing project will reduce property values.
 - Justin Broglio: Jump in, do it now, do it right.
 - Name? Daughters love the pool. Dual working family – could not go back and forth to Truckee pool.
 - Laura ??: I am an advocate for the pool – a main asset of this community. My family also welcomes it.
 - Mark Hammond: Can't imagine what we'd do without the pool during the summer.
 - Karen Martin: Expresses support – a huge part of our family - we ride our bikes to the pool.
 - Ken Rae: Worked here for last 7-8 yars and has taught over 300 lessons. No pool would be a terrible loss – bonding, memories.
 - Name unknown: Always seen the budget go up – excavating for many years. How is

increase going to be covered? Things always change. He's seen a lot of this stuff happen – hears extras every day

- Name unknown: Pool is key to our town. Only question – in favor of some type of waiver/economic hardship or those that can't afford.
- Name unknown: Part time resident. Loves pool and kids use almost every day. Important to move forward as planned.
- Kathleen Gauthier will help with fundraising
- Board discussion. Listen to tape
- There weren't that many with full support in July, they want to know if we can cut costs; however, 80% of last survey wants to move forward as is.
- Don't think we can make cuts.
- Request for GM to edit and get powerpoint out.
- Public comment: people feeling like their struggling will be hurt if dues increase.

- Board Decision:

- Charles made a motion to move ahead with pool project as designed.
- Marty added amendment to motion that we move forward with project as proposed with reserving the ability to do cost saving measures as they reasonably arise. Approved 4-0.

3. Resolution 2015-12 resolution for emergency assessment for pool repair and renovation
 - a. GM presented on summary of Resolution.
 - b. Dan Engler: Motions that board of directors of GDRA adopt the resolution 2015-12 for emergency assessment for pool repair and renovation project as written. Approved 4-0.

VIII. Staff Report:

1. Financial: No input.
2. DRC Minutes: Board confirmed Darby has joined.
3. Update on Road projects in and around Glenshire.
4. Glenshire Day 524 burgers, vegi burgers and hot dogs were cooked: Board questioned price of food prepurchased and not as used. Staff reply: No food left over last year, and almost none this year.
5. Events Committee report. Update on Glenshire fundraising and awareness campaign.
6. Truckee Quarry IMP extension: No input.
7. TTCF Lake Trail account statement: Board questioned if all donations – yes, and the fee from years ago – Quimby funds that went into trail boardwalks. TSSA funds are still available but can go to class 2 bike trails and town thinks that is the best use.
8. New rate increase for Water from TDPUD: No input.
9. A Glenshire Residents concerns with Liberty Energy Power Delivery: GM presented: resident wants board to be involved with this. Huge issue with Liberty, expect rates to go up.
10. Current pool operation status: Chemicals have been staying in balance very well. Solo heater has run a lot to keep pool heated and manifold starting to leak more.

IX. Executive session

1. Contract with McClintock Accountancy for "Director of Elections": Board approved to use McClintock as Director of Elections: 4 - 0.
2. Copy of billing for pool project to date from: Not discussed.
Cotton Construction
Eco Synthesis
Western Agricultural Labs
Digital Mapping
3. Discussion and possible action properties:

1. Unit 1 Lot 103.
2. Unit 2 Lot 111
3. Unit 3 Lot 167
4. Unit 3 Lot 202
5. Unit 3 Lot 206
6. Unit 4 Lot 343
7. Unit 4 Lot 407
8. Unit 4 Lot 438
9. Unit 4 Lot 494

4. Properties to be sent to request collectability profile: 4-248 / 4-494 / 2-040

5 Consent items:

1. Unit 2 Lot 024 progress being made
2. Unit 3 lot 257
3. Unit 4 lot 430
4. Copies of complaints

6. 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 / 4-400 / 4-530 (previous owner) / 4-494 (copy of authorization to record) / 4-542

7. General Manager Annual Review

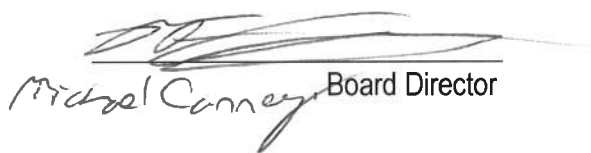
X. Adjournment: 10:30 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Michael Conroy Board Director