

**GLENSHIRE/DEVONSHIRE RESIDENTS ASSOCIATION  
BOARD MEETING MINUTES  
July 10, 2013 6:30 p.m., Glenshire Devonshire Clubhouse**

**Exhibit A**

I. Call to Order – Sally Lyon called the meeting to order at 6:30 pm. Roll Call –  
Board members present: - President Sally Lyon, Vice President Dan Engler, Treasurer Don Boehm, Secretary Charles Timinsky, Director at Large Martha Frantz. Staff present: Dan Warren, Lori Kelley.

II. Property Owner Comments: None.

III. GDRA Board Member Comments: Request to research Glenshire demographics.

IV. Minutes Approval:  
Board approved May 8, 2013 Minutes 5-0.

V. Presentations: None.

VI. New Business: None.

VII. Workshop and discussion:

1. Board discussion of possible policy for properties with improvements without DRC approval: Board requested GM to prepare a 1 year amnesty plan that would double the DRC fees after the one year. Implement significant Outreach, advertising – in statements, MLS brokers, Shire, etc.
2. Tennis court drinking fountain, replace with ADA / dog access, remove, repair or other: Board directed to repair current fountain.
3. Removal of Aspen Trees at pool entrance: Board directed to get arborist quotes/professional opinions. If remove, replace with less invasive trees.
4. HOA provided Shuttle service to Events in the Truckee Area: Board agreed that it would be fine if a community Member headed up a committee for this.
5. Red front doors, good luck and happiness or unsightly: Board decided okay if not too bright or contrasting. Discussion and possible modification of current transfer of rights: Board discussed residents or extended family only for first 4 passes and a transferable pass for the 5<sup>th</sup> as an option – higher cost. Requested GM to prepare an outline to review at next meeting.
6. Discussion of possible annual facility pass fee: Board discussed \$20 annual fee and requested GM to prepare an outline to review at next meeting.

VIII. Copies of Correspondence :

*Exhibit E*

Consent items for review: Reviewed. Noted: Juniper correspondence incorrectly states GDRA approved internet access.

IX. Manager's Report:

*Exhibit F*

1. Financial report : Reviewed
2. DRC Minutes: Reviewed and discussed.
3. Upcoming reserve items discussion cont'd. Bathrooms: Reviewed and discussed.
4. Clubhouse access ramp reconstruction update: Reviewed and discussed.
5. Statistical Review of HOA's: Reviewed and discussed.
6. Pool update: Reviewed. GM short report.
7. Lake Trail funds balance: Reviewed and discussed.
8. Lake Trail Eagle scout projects (benches and ramp): Reviewed and discussed.
9. List of Allied Trustee's Services: Reviewed. GM short report.

X. Executive session:

Exhibit G

(This time is set aside to discuss litigation, contracts with non owners, owner discipline and personnel matters or is 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 1363.05(b)

1. Copies of contractor's bids for ADA ramp construction: Reviewed.
2. Appeal of DRC requirement as condition of approval. 2-168: *Owner present and gave presentation and made request./appeal. Board decision to uphold DRC requirement of CC&R 6.04 as condition of approval.*
3. Decision on structure approval 4-226: *Owner present. Board agreed to 1)moving structure 10 feet from fence/property line toward house; 2)Some panels from 2<sup>nd</sup> story will be removed so it appears as a climbing structure with roof; 3)2<sup>nd</sup> story footprint will be decreased so total footprint of bottom and top combined totals under 120 sq. ft.. 4)Owner, after discussing with husband, needs to get back to GM with a timeline for changes to be completed as Dan needs to get back to the Town on this matter.*
4. Authorization to record notice of default: **DID WE DO THIS?**  
3-297 / 2-041 / 4-285
5. Copies of complaint letters: Reviewed.
6. Discussion and possible action properties:
  1. Unit 1 Lot 002 discussion of possible future action
  2. Unit 1 Lot 003
  3. Unit 2 Lot 154
  4. Unit 3 Lot 089
  5. Unit 3 Lot 307
  6. Unit 4 Lot 013
  7. Unit 4 Lot 387
  8. Unit 4 Lot 407 (progress report)
  9. Unit 4 Lot 530
 Consent calendar of properties:
  10. Unit 2 Lot 024
  11. Unit 4 Lot 236

7. 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 1367.4, 1366, 1367.1, 1367.4**

**As set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 1367.4, 1366, 1367.1, 1367.4 Glenshire has entered into a contract with Allied Trustee Services to collect Delinquent Assessments on the properties listed below**


2-041/ 3-274 / 3-297 / 4-028 / 4-530 / 4-542

XI. GDRA Directors closing comments: None.

XII. Adjournment: 10:15 p.m. Next board meeting August 14, 2013

Submitted by:

Approved by:



Lori Kelley, Admin. Assistant

Charles Timinsky, Secretary  
SALLY LYON, PRESIDENT