

Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
July 12, 2017, 6:00 P.M.
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

- I. Call to Order and Roll Call:
Board members present: Pam Stock // Jamie Brimer // Sally Lyon // Martha Frantz // Richard Lichti. Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: Executive Session owner asked to be heard first.
- IV. GDRA Board member comments: None
- V. Presentations:
 1. No presentations
- VI. Workshop & Discussion:
 2. Cambridge Estates requesting to rent the clubhouse/gazebo Sept 16th for their HOA Block Party, 3 - 9 pm
 - Keith Sutton from Cambridge board requested to rent clubhouse or gazebo to hold barbeque & said they will be responsible for clean-up. Low key 3 - 9 pm.
 - Board asked questions and discussed.
 - Pam motioned to approve Cambridge HOA to rent clubhouse or gazebo for standard rental costs: Approved 5 - 0.
 3. Drafting of Rule to address "Single Family Residential Use"
 - GDRA Board presented reasons this matter arose - problems with existing short-term rentals. Board is trying to create a rule that protects the homeowners and community. Pam explained how existing owners are grandfathered in and not subject to the short term rule. Board trying to be proactive. Clarified the existing problem was concerning and was very large – not average house size in GDRA.
 - Member: 30 years in Glenshire. Presented that he thought just because people are a Glenshire resident aren't necessarily compliant. Wonder if T.Donner has a ban. He screens tenants and renters need good reviews. Urging a no vote.
 - Member: 27 years: Worchester Cir. Thinks this s/b a CC&R and feels the description is inadequate. Thinks inappropriate wording. Adopting a supplemental rule is in direct conflict with # CC&R. Shortage of motel/hotel rooms in Truckee which is why popular. Effects businesses and TOT taxes. Don't think ST rentals impact our community negatively. Good ratings are needed. Was an attorney consulted prior to doing this? Thanked board for their service.
 - Member : 2 years recently in Glenshire, but many prior. Royal Crest. Very upset by this proposal because it threatens part of her livelihood. Air Bnb offers perfect solution to supplement her teaching salary and keep her home in Glenshire. Paid over \$1200 in taxes and have never had problem with guests and no complaints. Urge you to reconsider or re-word motion.
 - Member: 6 yrs Glenshire, St. James. More than 50% of whom we rent to are family members of people in Glenshire.
 - Member: 39 yrs, Berkshire Cir. Short term rates are advantageous to him. Sees ST renting as positive experience.

- Member: 7 yrs., Waterloo. Thanked board for allowing us to speak. Offered to donate time to be on a committee to address the short term rental issues.
- Member: few yrs., Doesn't want partying renters in his community. Having extra income is critical for him. Pays about \$3000 yr in TOT. Concerned about people like him that buy here after rule is passed. Thank you.
- Member: 13 yrs., Seconds to help on a committee and how comments address future community members. Questions: Why opposition? Do you feel this will help with single family displacement? How will GDRA enforce this rule and what will the cost be and where will funds come from and does it make financial sense? Thinks ST rentals are a benefit. Feels current rules will handle the parking and other issues at any ST rental
- Member: ST rental extra income is helpful and feels a committee would be a great way to handle this, and to re-word the rule to work.
- Member: 20 yrs, Dorchester. Just started doing bnb while living there full-time. Some people can only afford to buy in Glenshire if they can do some ST rentals. Wrong CC&R referenced. Feels board should table and get a committee.
- Member: 28 yrs. Donnington. Feels if a ST renter causes problem, then just handle like owners are handled. Sees vacation rentals in other Truckee HOAs. Against the proposal.
- Member: 11 yrs. Feels many need the financial help from st rentals. Asking rule to be re-worded like must be primary occupant, or if 2nd home, then a time frame
- Member: Like the Glenshire feel. Thinks it's interesting that most in audience won't be affected by this are concerned with future. Thinks non present 2nd homeowners are more a detriment to our community connectivity than the STrentals.
- Member: 5 yrs, Cavalier Rise. Air bnb option is needed for financial help. Thinks most st rentals are full-time residents. Thinks it should be thrown out and let us make choices for our houses.
- Member: 20 yrs, Somerset Dr. Feels this rule will negatively affect the resale value of his home. He does not want to make road blocks to effect sale of his home. Against
- Member: 20 yrs, Laburnham. Agrees a committee can make an improvement on wording of rule.
- Member: 17 yrs, Manchester. Terrible being around major st rental neighborhood. Opposes regulation but needs to be careful we don't get to high level of ST rentals. Likes having to be a primary resident.
- Member: 30 yrs. Why do you feel you need to solve a problem that doesn't exist? Laws force people to break rules.
- Board member Sally: Feels live in owners would be fine. Would like to have a committee formed and is not for rule as written and would like to work with residents to address.
- Board member Marty: Feels okay if they are live in owners. Not just one incident – there are more. Concerned about people that specifically buy in GDRA to do ST rentals. Feels we need to set boundaries. Maybe some way to make it work and thinks it should be finessed.
- Board member Pam: Impressed about what everyone has said, thanking everyone for coming. Thinks a difference of full time residents vs 2nd homeowner and in favor of committee. Agrees slippery slope and don't want to go down road of Tahoe Vista, etc.
- Board member Richard: Made point this is a workshop and we wanted feedback and thanked everyone for being respectful and coming. Against this the way it's written and private property rights important to him. Need to have a workable plan on not just ST tenants but all residents. Idea: Owners of ST rentals have to pay a refundable deposit?

- Board member Jamie: Thanked everyone for comments. Quoted “those that show up to the meetings make the decisions”. Clear to him – you guys making the decisions.
 - Marty motioned to take no action on this proposed rule at this time but move to form a committee of concerned community members to discuss the basic issue to see if a new rule that is more acceptable and more thought out.
 - Jamie suggests to amend the motion, and we allow to let this rule die and should a committee be formed, they discuss what they want to discuss.
 - Jamie suggested to amend this rule die and that in the future homeowners come to board and want to have a committee to discuss ST rentals then they can come to the board, and board will not make a formal appointment of a committee. No second to the motion. Richard wants committee formed to deal with enforcement of CC&Rs and Rules on tenants in general, both long term and short term. Further discussion. Then Richard seconded Marty’s motion with Jamie’s amendment.
 - Motion by Marty repeated: Take no action on matter now and form a committee of interested persons to discuss the issues to see if a more acceptable rule can be made and at this time we take no action. Jamie’s amendment is to allow this to die and go ahead and form a committee.
 - FINAL MOTION: Marty motioned to take no action on this proposed rule at this time but move to form a committee of concerned community members to discuss the basic issue to see if a new rule that is more acceptable and more well thought out can be formulated. Approved 3 - 0.
4. Lake health committee report
- Sally, board member presented. Committee recommends better pet stations and signage, long term strategy and financial commitment on trails/drainage work. Reviewed good proposal of puncheons and turnpikes improving trails and drainage. Materials may run in area of \$75,000. Hopes we can do a lot of work with volunteers. We currently have approx. \$25,000 in capital improvements/lake trail budget and an endowment fund of \$14,000. Thinks we should commit to spending \$25,000 available now, and budget the balance for next year. Prioritization of amenities: 1: Lake Trail 2: Open Space 3: Pool. Feels now is time to direct energy to Lake Trail.
 - Mike Ketron: Would like to see trails/boardwalks maintained. Would like to help get some projects done with volunteers where an option. Walked on Martis Valley trail and they used same puncheon synthetic railroad ties.
 - Dan Tirman: Would like to see enhanced trail around pond and would do tremendous benefit to our community. He was part of group in 2015 with Dan Warren and Dave Shaw, etc. They put together a collective plan to deal with drainage and water problem calling for a series of elevate walkways and turnpikes in certain portions of trail. Solid plan on auto cad. Will take some funding and volunteer labor and equipment. Rough estimate is \$75,000 - could be done over few years. Didn’t address spillway. Will take a champion project manager to volunteer. He would prioritize the south side of trail (2) areas.
 - Jamie, board member asked about getting grants/funding. David Tirman agrees that it is feasible, and stresses the connection to Legacy Trail.
 - Dan Warren said trouble finding contractors and asked board how assertive they want to be in finding contractors. Also said boardwalks are being stained every September.
 - Owner asked about using trek that does not require much maintenance. It is more expensive. Dan said a puncheon company gave a bid for 400 ft of boardwalk and was in board packet 3 months ago.
 - Laura Megan neighborhood will gladly sign husband up as volunteer.

- Owner noted that details of this item were not properly listed on the agenda and if had been listed as more than dog poop stations more owners would have attended.
- Devon Bradley in support of trail – Vail does a lot of grants for community, environment projects. Encourages us to explore other avenues.
- Sally, board member, feels like we need a project manager and not a contractor.
- David Tirman thought it is a good idea to hire a project manager, probably Dave Shaw and Jake Hudson with volunteer David Tirman, etc. along with other volunteers later to do work in field. Modifying plan a bit, we have more qualified input now.
- Board thinks idea of volunteers working together, and this is important per community.
- MOTION for GM to continue forward with the finding contractors for 150' of proposed puncheon for 2017 and meet later meeting to discuss future budgeting: Approved 4 - 1.

5. Annual Meeting/Pool Open House

- Pam presented the Annual Meeting Details. Board directed to move forward as planned.

VII. Community Update: Items pulled 6,10 & 15: See Below. Pam motioned to approve other items: Approved 5 - 0.

6. General Manager's report: Board questioned progress and details of some repairs and if tennis courts are done. Per GM, temporarily repaired and opened.
7. Copies of Correspondence
8. Design Review Committee Meeting Minutes
9. Monthly financial reports
10. Approval of Minutes of June 14, 2017 meeting: Any update on forester work, and as employee or independent contractor, and price. GM said forester is looking at it and on it and no updates yet. Asked if deck was put on hold to use funding for tennis courts - no. And, no bid yet on deck. Member said Oly Hts Glenshire next door has been a good source of contractors and subs.
11. List of persons interested in committees
12. Lake Trail improvements (no bids), Tennis Courts start date, North East Deck replacement (lack of bids)
13. Dumpster Day: 117 trips, record filling of dumpsters by 12:00
14. BOD Candidate statements
15. Glenshire Drive road work: GM updated on slight delay due to fire delaying supplies and future schedule.

VIII. Executive session

16. Contract with Inspector of elections for September election

Discussion and possible action properties:

17. Unit 4 Lot 494
18. Unit 3 Lot 364
19. Unit 4 Lot 328
20. Unit 4 Lot 407

Consent items

21. Copies complaints
22. Unit 1 Lot 043

- 23. Unit 3 Lot 127
- 24. Minutes of June 14, 2017 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:

2-040/ 2-103 / 4-036 / 4-530 (previous owner) / 4-542

25. Managers Review

IX. Adjournment: 8:50 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Martha Frantz, Secretary