

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Minutes  
July 8, 2015 6:30 P.M.  
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call:  
Board members present: Don Boehm: President // Mike Canney: Vice President // Charles Timinsky: Secretary // Martha Frantz: Treasurer // Director at Large: Dan Engler. 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 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: Dan Engler motioned to table Items 1, 4 & 5 in workshop of discussion and roll survey results and pool project into one item.
- IV. Presentations: None
- V. Consent Calendar: Approved 5 - 0
  1. Approval of June 10, 2015 board meeting minutes
  2. Copies of correspondence
- VI. New Business:
  1. Appointment of Darby Brookman to Design Review Committee: Accepted Darby's appointment to DRC 5 - 0.
- VII. Workshop and discussion:
  1. Possible grant funding for defensible space on GDR open space (meeting updates): Tabled
  2. Glenshire Lake health (tributary nutrient loads into lake)(cost projections for remediation): Staff update: eurasian milfoil growing in lake: no means for grants due to not recognized in Calif., Only way to remediate is to do hand pulling and mats at approximate initial cost of \$400,000, then needs to be maintained annually. Sediment is partly causing milfoil - need to do trail repairs for approximate cost of \$100,000. GDR is increasing the outreach to pick up pet waste which adds to the pond degradation. Looking for someone that can help with grant funding. Possibility for GDR to write grant for fire suppression.  
Public comments:
    - Dan Engler: How do rubber mats work. What about draining the pond and removing milfoil. GM says possible. Would aeration have helped? GM: No. Marty Frantz: Would we be allowed to drain pond into Truckee River? GM says will be a long process and have to go through channels. What if we let it go? Milfoil calms lake and will cause mosquitoes causing west Nile virus. Mike Canney: What agency can we get fire grant from and include in grant we may drain the pond then have no water? GM: Cal Fire. Pam Stock: How would poison effect the Truckee River? GM: With no discharge, there could be a window of open opportunity. Nancy Porges: How are we going to keep geese from coming back and causing again? Will mats really stop new milfoil from growing on top of mats? Consider alternate use of turning into meadow. Dan Engler: Could end up with a large pond project and having discussions of how to pay for this and have to get monies from community if unable to get grant.

3. Glenshire Lake health (early Eurasian milfoil infestation) (cost projections for remediation): See minute notes in #2 above.
4. Glenshire Day update (staff report): Tabled
5. Events Committee: Tabled
6. Survey Results: Staff report: Would have liked to do better job on questions, but staff had limited time. Result copies made available to attendees of meeting and will post on website.
7. Pool facilities rebuild and upgrade project (possible funding mechanisms): Staff update: GM saw pool was having issues 5 years ago so he took a pool maintenance class and have been doing self-maintenance. He called in pool company 2 years ago and they did not want to touch the pool which included plumbing, skimmers, etc. Been speaking to board last 2.5 years. Did RFP and outlined issues. Explained wetlands, soils engineering, sewer line project, soil replacement, ADA upgrades, heating issues, plaster issues, deck cracks/levels causing issues, water discharged from pool for years creating a wetlands. GDRA had surveys and pool committee re: pool project input. Board discussed over past year different options for project. GM said public members had requested project has solar. Explained multi-use building: pool equipment, pass office, grounds maintenance, storage. We looked at replacing grounds maintenance portion with sheds, which would save anywhere between \$30,000 and \$100,000 – board thinks not worth it. Filling in pool would cost approximately \$400,000 to drain and fill in properly for wetlands. Changing pool to 6' deep – saves on water, heating and chlorination costs. Size increase allows slide. Board will not fund slide at this time and hopes community fundraises. Board has decided building should be stubbed out for solar so ready in future, so don't have to tear down building later to do. Maintenance building stripped down to bare minimum. Grounds maintenance will still be able to be done by staff \$15 hr vs \$65 hr to outsource. Discussed that reserves are underfunded due to we need to upgrade and can't just repair/replace, which is how reserves were funded. Explained that equipment building being level with pool saves money over years in not pumping. Part of why we are doing building is because GDRA rules are 4 sheds per property and we want to set a good example. Pool, Clubhouse, Tennis Courts, Buildings cost approximately \$500,000 approx. 40 years ago. No additional capital improvements done to pool facility during this time. Explained ground water maintenance and costs approx.. \$400,000. Mike Canney said \$500,000 from 1970 equates to \$3.1 million today. Dan Engler brought up cost of a vote – GM explained following rules of CA and printing/postage.

Public Comments:

- Gina Brown, 10184 Somerset: Wish we had heard about this, all I remember hearing is problems with plastering. Many of members were gone during the week of survey period. Only 31% responded – only 2 % difference re: let's move forward and vote. Reconsider continuing survey so more members have time to input. Have we asked more than one person to give appraisal (bid). Surprised asked to pay 2 ½ times of annual membership. Unaware fo pool committee. Wants to see details of pool committee.
- Nancy Porges: In light of one-tme \$810 fee to take care of pool/wetlands, then another \$500,000 looming over our head, as a homeownership as a group consider filling in pool, and maintain building. Pool open 3 to 4 months a year – not year round amenity – so lot of \$ for that time.
- Martha Molinari 10158 Donnington Lane. Surprised at cost, but agrees something needs to be done. Should think about fundraisers and other ways to pay for the cost. I am heavily budgeted and know other people in room are.
- Connie Shavozick: Do we really need to expand pool since town is installing a new pool. I agree with all everyone has said.
- Sarah Bradford: I feel like we've been very informed. Feel we should have been given more time re: this assessment. For a local to be a first time buyer having \$800-\$900 closing cost added is. More time for the community to respond would have been nice. Please consider \$800 ad
- Jerry Van Valkenberg: Been here 35 yrs. I used to work with engineers – the only incentive is to grow and make money. Has anyone put the kiss to this (keep it simple stupid). One time cost for pond will be ongoing cost.
- Mrs. Van Valkenberg: Still use pool, not great value to me. I would rather pay \$810 today. I don't think community will care about
- 10183 Worchester Circle: Use pool from moment is's available until it closes. Almost every

community in Truckee has an amenity. As new developments get better, our star's getting a little dimmer here. What is advantage of living here? Living near 80 and legacy trail. For pool. Doesn't think people should be charged interest. People should be able to pay all at once and pay no interest. If people care, take time to

- Jeremy Thomas: In this twice. Huge fans of pool renovation project. Concerns: surprised about assessment – working parents – a lot of money. Concern to keep cost at reasonable level, because of that I feel we need more time to work on being cost effective. I am an environmental planner. I consult professionally – not sure getting proper input, but don't think we need to incur \$400,000 of expenses to do work or permit it. I recommend more education be done on this. Are there ways to do this and make it more affordable for residents. Where we are at right now makes me very worried.
- Karen LaFarge Unrein: I saw a gentleman funneling water into driveway. Why pool not drained in winter? I've used pool once. I don't see why we can't work with what we have? Concerned about lake and wetlands and should take precedence over anything else at this point. People on a fixed income, on ss – this will kill them. Why not compromise on \$810 – split in half – half now, half 2016. What % of people use this pool. Ones who can't afford this. Pool is Achilles hill. One bid to do this pool and he is a high end contractor.
- Linda Stoner: I can't imagine that this is going to stop at \$1.5 M
- Pam Stock: 16175 Lance Dr. I've always started my discussion saying I am for the pool. Real concern is in the cost of project and a lot. I've shopped tuff sheds. Need plumbing, electricity for buildings then need for tuff sheds. I've worked on large projects and every single project they find unanticipated things that drive up cost. We have the pond issue coming.
- Miriam Hoffman 10939 Whitehorse Rd. I am on a fixed income and would like to see it a little less expensive so I can still use the pool.
- Maryanne Carley: 10920 Whitehorse Rd. Been using pool for 15 years. Gary and I were only ones using pool. It's a property asset. Families don't have to. I am retired and live on a tiny fixed income and still willing to pay for pool.
- David Tirman, 10165 The Strand. I support efforts to rehabilitate the pool. One of good amenities. When I moved here in 2000 I used pool for years with daughters. I echo statements from gentlemen re: wetland techniques to encourage project manager to look at those - \$400,000 seems high. Really recommend a budget should have been established and design to that budget. Would be more palatable. Thinks solar terrific. Agrees to single building. There are incentives for doing solar to help GDRA do at no cost. We've elected this board and getting input from community. Supports continuing down path.
- Reina Markheim: Thinks scope and sale that is definitely something that needs to be done. I don't go to pool because there is no adult area. Pond is more important to me. Pool is a nice amenity.
- Sabine Endriss: Basically concur to what has been said. \$810 excessive – a working community, strapped for cash. Can see something has to be done about pool. Way it was presented really annoyed me and had one week to give a comment. This is not an option – I have to pay no matter what. Needs to be put out to vote of community.
- Alex: Probably a good percentage of people that use pool. With upcoming of new pool coming to Truckee. Thinks a lot of concern for redundancy. Not sure a pool is need, but if you do want to continue, then user fees should pay for this.
- Darren Moore: Had a hard time with survey – thought was very misleading and directing answers. I am for the pool – my kids use the pool – I love the pool. I had a problem of that. When you are spending \$1.5M, I feel spending \$5000 is called for a vote. I would like a survey on options, not shoved down my throat.
- Manon Celaya: I served on this board for years. I commend you, this is not an easy thing. It increases desirability buying here vs another area, in my opinion. We hired GDRA board to made decisions. Not an easy task to keep dues low. I ask that more committees come together, to try and find better engineers, etc.
- Gary Stanley: I am an avid swimmer and swim 6 days a week. I believe the 4 summer months

people get together is great. Feel even if you don't use pool, it's positive for you too. I believe you people up front need to make a decision so it doesn't go forward – don't let it slip back.

- John Gates: I support the pool a lot. Thanks board for what they are doing and room being here. Question about legal opinion for pool project – how does it correlate to Davis Sterling Act. On \$810 special assessment, in Civil code Section 5610, or 5... how do we meet code not to put to vote. I fully support pool project, but don't understand so don't have faith in decision, but need to. \$1.5M in comparison to Truckee Community project – are we getting %
- I've never used pool. I don't see urgency of breaking ground in Sept. Like to see slow down a little bit, particularly because of wetlands delineation.
- Tom Rand: As previous speaker noted, a survey did not seem to reach a significant % of homeowners, less than 1/3 – was extended 1 day last minute – seems to me to mandate more input from homeowners.
- Darby Brokman: I've been here for 15 years. Started using pool since had a daughter. Think it's a great asset, compared to other communities. In favor of pool. Is there other ways to help fund the pool. Budget is of concern – I am a working guy.
- Melissa Clayborn: We have six kids – use the pool a lot. I'm not in favor of price tag. I'm part of the families – I talk to the families. I live here because it is cheapest place in Truckee next to going to Reno. I don't need a pool, don't need to pay \$800.
- Melissa Scherfenberg: Wetlands is a community resource – lots of people use the trails and should help fund – should be separate from assessment. Concern that there's assessment for pool project, lake, trails, not knowing what will come next is worrisome. Should be saved up for and have a budget to have appropriate funds.
- Jim Garrison: In favor of pool. Wife tried to teach water aerobics and was refused. There are ways to drain pool – I know for a fact utilities have to pump water and other ways to put pipe in than digging up and trenching.
- /bibbue 16105 Oxford: In favor of pool. Have ability to use Tahoe Donner too. Would love to see longer usage. Builds community. Supports property values. I think looking at phasing the assessment.
- Colleen McCarthay: I understand need for pool – great for community. Big problem with price tag – also find it not a comfortable feeling that this came up so quickly. I don't make improvements to my home if I can't afford them, and if I do, it always costs more. If you do it, great, then do it small. The town pool will be a great asset. Think good will for board to have vote.
- Pool non option – has to be here. Fundraising – what about welcoming Cambridge, Kent residents – they want to be here. They've met numerous walls when asked to join this pool. Let's have a vote to welcoming Cambridge.
- Nancy Leikhem: Been here over 30 years. Must have votes when repairs are required. \$5000 minimal compared to huge sum. Surely don't want pool, as town pool will be an asset. Have to look at what you can afford. Lot of sacrifices made by families. Pool is a luxury – bringing in other homeowners in to help pay is good idea. Definitely for having a vote.
- Ron: I agree with Nancy.
- Dan Engler. 15355 Glenshire Dr: Have kids in college. Never put a toe in the pool. I personally don't see need for the pool. Have to look for whole of community being on board. This and cell tower has brought largest amounts of people here. If you're that concerned about what happens, need to come to all meetings. Would love to see you come back for more meetings.
- Charles Timinsky: We could be facing significant competition of Canyon Springs. Three neighbors made huge profits in short amount of time. We need to keep values up.

#### Board Discussion/Decisions:

- Don Boehm: Issue of pool has been going on and looking to improve and address the pool properly: issues of automatic lighting control. GM is being very cost conscious in repairs. If we could have done the pool with the \$350 in reserves, we would have but we can't. I don't want my home values going down because we start sticking bandaid sheds in that don't serve a purpose for

a length of time. I agree with comments that we can work with budget and work to optimize the costs. What we are looking at tonight is that we find a way to move forward. I agree we can go back and look at cost optimizing.

- Martha Frantz: The pool is in such a state now that it will not open next year unless something's done. It's a fact. 30% response rate to a survey is huge.
- Mike Canney: Incredible survey response rate in comparison to people at board meetings.
- Dan Engler: Clarified assessment not due in 30 days. Asked GM to comment why other associations not annexed into ours. GM said they need to get together as a community to propose a plan to us. They just want to be let into swim for free. They disappear when asked. We wouldn't be where we are if pass fees were paid over past years. We have opened up one guest/non-member pass per parcel for \$60. If we open to public, it's possible we have increased insurance costs and ADA requirements.
- Mike Canney: Thinks we should explore options more. Maybe we can write something up and take to next board meeting. We also have daily guest pass. Should put seasonal/daily guest pass info in Shire.
- Dan Engler: Clarifying default ratio higher with assessment than normal.
- Mike Canney: People not happy with survey, and it was late in game and wish we could have gotten out sooner. If we don't get approval and break ground, pool will be closed 2016. Putting project to a vote puts this out door completely.
- Dan Engler: Clarifying extensive interviews for proposal – RFP's. GM confirmed all subcontractors/ engineers on project are very qualified and well known in community. Engineer and architect owns house in Glenshire.
- Mike Canney: How many new owners ask for HOA docs/reserves? GM said goes out to all new owners when escrow closes.
- Dan Engler: Any reason to send our assessment paperwork to GDRA attorney re: proper process based on CC&R's, etc. GM said CC&R states no vote necessary.
- Charles Timinsky: Any capital projects in last 30 years requiring special assessment? GM: diesel spill caused special assessment.
- Mike Canney: As far as designing to budget concerns, budgeting to \$1M would be great . We talked about how to get project down. How did wetlands price get established? Geotech & research and reports, took to town and town dictated work to be done. Don't know if not a way to cut back on? Possibility to run by person here that might want to volunteer and find holes. Look into cutting maintenance portion of building.
- Dan Engler: Pros/Cons of users paying fees for pool, tennis courts pay as you go. If only users, chance for upgrades not being afforded. If put cost directly on pool users, cost would be to much to purchase. FOB option is a way to save funds-issue of unsupervised children.
- Charles Timinsky: Always looking to monitor for cost savings.
- GM: Does board want to continue project, withdraw project, putting project off 30 days will put us in a planning deadline. Friday, July 10 is deadline for submitting plans.
- Dan Engler: Move the project as written forward to the town so it can be up for approval or disapproval. Look at all credible options for reducing costs, and reopen to redesign as seeing fit . Approved 5 - 0.
- Mike Canney: Move forward with funding application, Directed staff to go back to project manager to see if we could budget project to \$1million. . Approved 5 - 0.
- Board approved staff to host workshops for project input, and banners and Shire. Dedicate full page to pool and a workshop. Dates: GM will send dates. Need Q & A session with Jeff & Kristi.

VIII. Staff Report: No items discussed

1. Financial
2. DRC Minutes
3. Back Flow Valve installation
4. GDRA board candidate applications

5. Invasive weeds and eradication efforts
6. Copy of brief on IRS ruling 70-604
7. Court case Fan –vs- Summerlakes HOA. Court upheld HOA fines and attorney fees for owner who did not remove personal items (pallets) from property.
8. Replacement of rusted out gas valve, wading pool
9. 80% reduction of water use over last year at this time
10. Current pool operation status

IX. Executive session

Legal opinion for pool project

Contract for New TDPUD required backflow valve

Copy of billing to date from Cotton Construction

Discussion and possible action properties:

1. Unit 1 Lot 103
2. Unit 1 Lot 015
3. Unit 2 Lot 007
4. Unit 2 Lot 111
5. Unit 3 Lot 202
6. Unit 3 Lot 206
7. Unit 3 Lot 257
8. Unit 4 Lot 343
9. Unit 4 Lot 407
10. Unit 4 Lot 430
11. Unit 4 Lot 494

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

3 Consent items:

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

4. List of properties with delinquent dues and assessments:

2-040/ 4-248 / 4-400 / 4-530 (previous owner) / 4-494 (copy of authorization to record) / 4-542

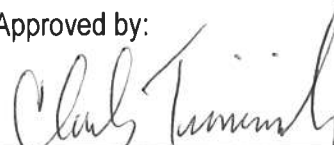
X. Adjournment: 10:15 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Charles Timinsky, Secretary