

Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
June 14, 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.
Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: Request to contact Town of Truckee/Teichert to residents as to when they will be paving their driveways – notice on door knob.
- IV. GDRA Board member comments: Pam requests to pull #11, 14 & 17 under Community Update.
- V. Presentations:
 1. No presentations
- VI. Workshop & Discussion:
 2. Home Owner Appeal of Design Review Committee ruling.
Owner of Unit 1 Lot 088 is appealing a Design Review Committee ruling on tree removal from the owner's property.
 - Owner presented reasons for request and board asked questions and discussed
 - Jamie motioned that we approve all 3 trees be removed: Approved 2 to 1, with 1 abstaining
 3. Drafting of Rule to address "Single Family Residential Use"
The GDRA BOD directed staff to help further define CC&R 1.25 "Single Family Residential Use" to help meet the Vision as outlined in GDRA's strategic planning.
 - GM presented and board asked questions and discussed in length
 - Board asked Dan to notify realtors
 - Marty motioned we accept 1.02(d) rule as drafted to be circulated to membership for comments as required by state law. : Approved 4 - 0
 4. Electronic Speed signs at West and East entrances to Glenshire and blinking light stop sign at Glenshire Drive and Somerset.
 - Board discussed
 - Board suggested we put up warning/educational signs instead of electronic speed signs
 - Pam motioned for GM to ask Town for two electronic signs at each end of Glenshire, two trail crossing warning signs by legacy trail and a blinking stop sign here: Approved 4 - 0.
 5. Tennis Court rebuild / replace contract
 - Bid came in at \$126,715 (\$18,000 less than in reserves).
 - GM spoke about difficulty of getting bids so may be good to entertain this bid
 - Board requested GM to find out if asphalt will have underlayment
 - Board asked Spruces to be preserved. GM said they would try
 - Further Board/GM/Public discussion

- Marty motioned we accept bid as is, contingent on being completed this season, and perform temporary repairs under \$500 to keep courts playable until rebuild project starts Approved 4 - 0
6. Board appointment to fill open board seat
 - Richard Lichti, resident, applied for appointment and presented his qualifications and wanting to maintain budget that is fiscally responsible, fire safety, pond, road safety are nuts and bolts
 - Board asked questions
 - Pam motioned to accept Richard to fill empty board seat: Approved 4 - 0
 7. Contract or employment with Forester to evaluate GDRA open space for hazard trees and defensible space
 - GM presented \$45/hr as employee or independent contractor
 - Board asked to get cap estimate on hours from Bill Houdyschell, when can he start, etc.
 - Board directed GM to get more information and put on next agenda
 8. Pool open house

To help bring the community to the pool facility several members have suggested a pool open house: Members in good standing who do not have a pool pass would be allowed to enter without paying the normal \$5 entry fee. GDRA would invite a food truck and GDRA would provide a limited amount of free beverages (not to exceed \$100 or amount set by BOD)

 - Board discussed
 - Board requested to combine with Annual meeting
 9. Annual Meeting
 - Board requested to keep annual meeting on Saturday, September 2nd, with members paying per meal to Lions Club.
 10. Attorney Response to policy on Federal HUD law Section 100.7 (a)(1)(iii) internal neighbor to neighbor discrimination complaints.
 - Board recommended not creating policy until situation arises, if an issue is filed contact our attorney to get assistance
- VII. Community Update : Items pulled: 11, 14, 17: See below. Pam motioned to approve other items: Approved 4 - 0.
11. General Manager's report: Board asked about how GM rescued lilacs and blue spruce
 12. Copies of Correspondence
 13. Design Review Committee Meeting Minutes
 14. Monthly financial reports: Sally requesting Lake Trail to be more of a priority. Brought attention to board capital improvements/community benefit budget has not been used, Staff noted RFP for Lake Trail sent out but no bids for improvements. Questioned payroll tax budget through May P&L comparison. Staff will check into – probably an oversight.
 15. Follow up on board e-mails see CA civil code 4910(b)
 16. Approval of Minutes of April 12, 2017 meeting
 17. Lake Trail improvements, Tennis Courts, Front Lawn sprinkler system, North East Deck replacement: GM is having trouble getting bids for lake trail and lawn. Board suggested contacting Peak. Will send out RFP soon for deck bid. Recommended contacting Deck Envy.
 18. Current status of bills that effect HOA's SB 721, AB 731, AB 1412, SB 2, AB 634, SB 407

- 19. Article on the hated or misunderstood HOA fees (possible Shire article)
- 20. Article on Why Associations Fine

VIII. Executive session

- 21. Service Agreement with Allied Collection Agency

Discussion and possible action properties:

- 22. Unit 4 Lot 494
- 23. Unit 4 Lot 328

Consent items:

- 24. Copies complaints
- 25. Unit 1 Lot 043
- 26. Unit 3 Lot 127
- 27. Unit 4 Lot 407
- 28. Minutes of May 10, 2017 executive session

Board approval to send to Allied Trustees to initiate Collections process on below properties that did not respond to Meet and Confer letters (re: Special Assessment payments) and properties that have failed to meet their payment plan obligations, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

- 29. 2-103** / 3-307 / 4-494**

Board approval to send Meet and Confer letters to properties that have failed to make minimum special assessment payments, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

- 30. 4-100

IX. Adjournment: 9:00 p.m. Next board meeting July 12, 2017.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Martha Frantz, Secretary

