

**GLENSHIRE/DEVONSHIRE RESIDENTS ASSOCIATION
BOARD MEETING MINUTES**

Nov 13, 2013 6:30 p.m. Glenshire Devonshire Clubhouse

Exhibit A

- I. Call to Order – Sally Lyon, President, called the meeting to order at 6:30 p.m.
Roll Call – Board members present: - President Sally Lyon, Vice President Don Boehm, Secretary Charles Timinsky, Treasurer Martha Frantz, Director at Large Dan Engler. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments:
 1. Niki Wagner requests to write something to go out in next Shire and will submit write up at next board meeting.
 2. Jamie Brimer presented on graffiti problem. Requested we put an article in the Shire – awareness and who to contact.
- III. GDRA Board Member Comments: None
- IV. Minutes Approval: October 2, 2013: Approved 4-0, and one abstention.
- V. Presentations: None
- VI. New Business:
 1. Board re-appointment of Design Review Committee members: Ron Boehm and Andrew Parkhill. Approved 5 – 0, removing John Hoekman from re-appointment.
 2. Application from owner to be placed on the Design Review Committee: Board appointed Brian McEneaney as new member to Design Review Committee.
 3. Review of request for variance of rule 2.03(c)(4)(5) by owner of unit 3 lot 040 (fence location): Discussed and approved.
- VII. Workshop and discussion:
 1. Allowances to trim willows/ trees / brush in green belt areas for aesthetics. Discussion of Green Belt Management Program: Discussed having an oversight/consult from wildlife biologist re: impacts to wildlife and open space before moving forward with trimming willows. Need drawing re: how willows will look. Get quotes from naturalist.
 2. Possible sale of 10506 Manchester GDRA surplus lot: Owner of next door lot, present and commented. Discussed options. Board would like to go view the lot. Board not ready to make decision on this until more research done on lot line adjustment, etc. Owner of next door lot to give proposals for solutions.
 3. Possible trail funding program: Allison Pedley with Truckee Trails Foundation presented on how to maintain growing system of class 1 bike paths, Legacy Trail, etc. Finishing LT to Donner Lake through public financing, possibly sales tax increase, TOT etc. Discussed a GDRA board member to be on steering committee and gauge how Glenshire community stands on this.
 4. Glenshire Elementary Parking Expansion, possible grant of land to school: John Britto from Town TTUSD presented and requested to use and be responsible for GDRA common space for parking, starting construction in 2015. Britto requested to know if board supports lot line adjustment so they can begin moving forward with research and plans. Board is pretty much in favor. TTUSD will re-connect in the spring.
 5. Green bags: Future of program and an acceptable part of our community or enforceable under CC&R 6.15 / 8.08: Board thoughts: Explore other alternatives, in favor because it helps with defensible space; have town charge for more than 4 bags per week; get rid of 4 bag limit.
 6. Long term storage of motor homes / trailers. When do they become a "shed" an Architectural improvement as defined by Article V. or CC&R 8.04 "Temporary structure such as a trailer": Deferred to next meeting.
 7. Town of Truckee exterior lighting code 18.30.060 CC&R 6.10. Dark Sky lighting. Finding the correct definitions of these three: Deferred to next meeting.
 8. Owner asking for an extension to CC&R 6.04: Deferred to next meeting.
 9. Open space standing dead tree complaint: Reviewed and discussed: Board directed to: Invite complainant to remove tree; wait and see if we can get defensible space clearing grant or have funds in defensible space fund. Discussed another tree as well.

10. Board Retreat/Planning Meeting: 100% attendance – speak with Seana and Lauren about their knowledge of Glenshire. Board agrees to spend in the upper end of quote and to hold on a Sunday.
11. ADA upgrade lower bathrooms project: Would like to see sub bids, keep simple but quality. Suggested CMCG find the fat to reach \$80k. Advertise in paper for new bids if necessary.

VIII. Copies of Correspondence:

1. Consent items for review: Reviewed - no comments by board members.

IX. Manager's Report (Consent Items): Reviewed – no comments by board members.

1. Financial report
2. DRC Minutes
3. New Bank Signature Cards
4. Web site update
5. TTCF statement/Lake Trail donations

X. Executive session

(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. Complaint of procedures and review of notifications and Board meeting procedures: Postponed
2. Unit 4 Lot 542 Notice to publish for sale: Discussion
3. Update on Discrimination complaint to eliminate minimum age restrictions for facility use: Discussion
4. Discussion and possible action properties:
 1. Unit 1 Lot 045
 2. Unit 1 Lot 057
 3. Unit 2 Lot 028
 4. Unit 3 Lot 282
 5. Unit 3 Lot 307
 6. Unit 3 Lot 358
 7. Unit 4 Lot 013
 8. Unit 4 Lot 530

Consent items:

1. Unit 2 Lot 024
2. Copy of CMCG contract
3. Copy of snow removal contract
4. Copies of complaints
5. Unit 4 Lot 028 payment plan
6. Unit 4 Lot 530 sold to 3rd party

5. 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 here: 2-041 / 3-297 / 4-028 / 4-530 / 4-542

XI. GDRA Directors closing comments: None

XII. Adjournment: 9:15 p.m. Next board meeting January 8, 2014.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Charles Timinsky, Secretary