

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
November 8, 2017, 6:00 P.M.
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call
Board members present: Jamie Brimer // Richard Lichti // Pam Stock // Devin Bradley // Martha Frantz. Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: None
- IV. GDR Board Member Comments: Marty Frantz said they held first short term rental meeting and minutes will be soon forthcoming.
- V. Presentation
 1. Playdate giving an informational update on status of continued rental of the clubhouse as a benefit for local parents. Status of CA licensing process.
 - Tyler, owner of Playdate, presented re: fencing needs per California State licensing requirements.
 - Tyler stated price range is \$7,000 to \$15,000 and without outdoor fenced in area licensing can't occur.
 - Board & Owner Q & A. Tyler plans on using existing concrete path to gated area, and okay for kids to walk on dirt/lawn/etc.
 - Tyler said he won't use area much in snow and fences are mandated to be non-climbable. Stated gate will always be unlocked for members to use.
 - Looking for approval to do the fence project.
 - Board was agreeable but wanted more information on costs possible costs to Association/ ownership of fence
 2. Conscious Container : Our Mission Statement: Collectively build a conscious Refillable Glass Bottle Marketplace business inspiring all to engage in a culture of reuse
 - Owner presented. Has a bin behind General Store – desires craft beer bottles so they can be refilled.
 - It's a for profit business, but a Calif Corp so community can help make decisions.
 - Asking for GDR outreach avenues, Facebook, Shire, etc. Board agreed.
- VI. Workshop and Discussion
 3. Funding for Town Holiday Shuttle, Dec 26-31, 6pm-3am. Glenshire route cost \$6,500
 - GM presented on last year's usage
 - Jamie presented detailed passenger numbers/costs
 - Board discussed & listened to member input
 - No requirement to give
 - Marty motioned to give \$1,000 toward the shuttle. Approved 3 - 2.
 4. Owner notification of tree on GDR property that they feel might fall into their yard. Notifying resident hired an arborist to inspect the tree. (Arborist report included)
 - GM presented details
 - Board deliberated
 - Pam motioned that we get a bid on removing a tree and have Dan monitor it over time for signs of deterioration. Approved 5 - 0.

5. Budget amendment to 2017 budget to transfer excess operating into reserves. Excess operating funds are subject to taxes but carryover Reserve funds are not.
 - Per GM, year-end projections indicate under \$5,000 operating budget excess, so not advantageous to carryover and budget amendment needed.
 - Board agreed to drop item.
6. Unit 4 Lot 543 Owner applicant appeal of DRC of ruling. Owner applicant is appealing ruling by the DRC of denying tree removal.
 - GM contacted east side forester and Bob Belden, per request of board at last meeting. BM asked if either of them saw any defensible space issues. They did not. Owners said crowns mingling are creating a ladder and experts did not agree.
 - Marty motioned that we deny their appeal and stand with DRC ruling, and let owners know we looked into it and took it seriously. Approved 5 - 0.

VII. Community Update: Items pulled 7, 9, 10, 11, 12 and 13: See Below. Richard motioned to approve items 8, 14 and 15. Approved 5 - 0. Jamie motioned to approved pulled items. Approved 5 – 0.

other consent items as presented: Approved - 0. motioned to approve pulled items

7. General Manager's report: GM gave new update on deck - signs it was needed; fencing for tennis courts starting now; boardwalk is close to being completed.

8. Copies of Correspondence

9. Design Review Committee Meeting Minutes: GM said typo on original, and gave everyone the revised minutes.

10. State Water Resources Control Board annual billing and permit to own a lake

- GM presented. SWRCB has decided they are charging annual water rights fees and expect to receive a bill soon. Water code section 5101.
- Member mentioned we have black tip pelicans here, an endangered species would keep State from draining lake
- Board discussed and asked questions - members input
- Board member asked if we could get grandfathered in
- Member brought up Serene Lakes went through similar process, and possibly they could shed some light on this.

11. Title VIII FHA (24 C.F.R. 100.7 (iii) The Association can be liable under certain conditions for discriminatory practices of residents.

- GM elaborated on how we have to address any such discrimination we become aware of.
- Members asked about parameters
- Board discussed
- Member asked if we could put this in Shire - board agreed

12. Annual Survey Questions (Collecting questions the Board would like to ask the membership)

- Board members suggested we table and wait until short term rental committee meets to possibly gets some questions together to suggest
- Board member suggested we shorten and use different format for next survey
- Board discussed and asked GM to keep eye out for other HOA surveys

13. Monthly financial reports

- Board questioned difference in prior year Assets.
- Board questioned \$2400 wading pool plaster repair
- Board questioned covering increasing pool costs. Staff stated we did raise fees \$5/person

14. Approval of Minutes of October 11, 2017 regular meeting

15. Senate Bill 407 Chapter 236 Civil Code 4515

VIII. Executive session

Discussion and possible action properties

- 16. Unit 1 Lot 008
- 17. Unit 2 Lot 131
- 18. Unit 3 Lot 364
- 19. Unit 4 Lot 083
- 20. Unit 4 Lot 036
- 21. Unit 4 Lot 328
- 22. Unit 4 Lot 407
- 23. Unit 4 Lot 494

Consent items:

- 24. Copies complaints.
- 25. Minutes of October 11, 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:

4-542

IX. Adjournment: 9:15 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Devin Bradley, Secretary

Pam Stock, Treasurer

