

Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
November 9, 2016 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 // Marty Frantz // Sally Lyon // Mike Cannney. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: *None*
- III. GDRA Board member comments: *Jamie asked board to think about doing pledge of allegiance at meetings.*
- IV. Presentations: *None*
- V. Consent Calendar: *Approved #2 & 3: 5-0. Marty pulled #1 to request that we clarify details with cut and pastes in minutes where item #s are referenced, then Approved #1: 5-0.*
 1. Approval of minutes for regular board meeting October 12, 2016
 2. Financial reports
 3. DRC Minutes
- VI. Workshop & Discussion:
 4. Non-compliance property inspections. Possible change to inspection policy.
 - Board discussed inspections/inspection letters and Firewise helping us form a plan, then inspect. Agreed to put suggested positive defensible space letter on website, once edited by board members. Also suggested to open letter so introduction explains what our goal is, i.e. work with Firewise Organization, and give positive feedback. Discussed that letter to homeowner include example of Firewise. GM provided info from Cal Fire. Board will send suggested edits to Pam re: letters.
 5. 2017 Budget and budget mailer
 - Marty motioned that we allocate \$20,000 of \$43,727 estimated budget excess into reserves for 2016: APPROVED 5-0.
 - Board discussed and made a few edits to wording of budget mailer. Sally motioned for approval of budget mailer to be mailed out to all members, with following edits: (1) Summary Page, Par. 1: Move reserves amount next to 20%. (2) Budget report Page 3, Par 1: a) Add "maintain" to upgrade and increase the components of Assoc; b) Replace accomplished by keeping the aged receivables at a minimum with through being fiscally responsible; c) Add "and special assessments" after delinquency rate for annual dues. (3) Remove pages 18 – 20 due to redundancy of items in new reserves summary at end of budget report. (4) An insignificantly edited Reserves Summary after Browning makes small adjustments requested by CPA: APPROVED 5-0.
 6. Setting date for Annual meeting in 2017
 - Board & GM discussed. Agreed annual meeting s/b framed as Open Forum. Pam made motion Annual meeting and Regular board meeting occur on Wed, Sept 6 2017, with barbeque. APPROVED 5-0.
 7. Town of Truckee looking for financial partners for holiday shuttle to and from Glenshire
 - Board discussed, member gave input on New Years Eve and Truckee Thursday shuttles being effective, GM provided additional information.
 - Mike motioned we offer \$1000 for shuttle, New Years Eve being most significant. APPROVED 4-1.
 8. Defensible space and wildland fire reduction program. Outlines an increased level of compliance with fines for those who do not comply with CAL Fire defensible space rules.
 - Pam motioned to move forward with program with board changes and add to budget mailer. (Changes: #4: Insert calfire website at end and lead to Shire in spring mailer; #6: insert "within 14

days" after those who do not comply: Reduce fine starting rate to \$100 and remove \$2,000 cap, APPROVED 5-0.

9. Clubhouse sun shades: Staff updated status of occurring before year end.
10. Possible property line survey. Possible encroachment of property owner on GDRA property
 - GM presented. Board discussed. Board suggests GM contact owner and see what direction they want to go. Owners may already have a survey.

VII. Community Update: Reviewed & Discussed

11. Copies of correspondence
12. Social media feedback

VIII. Executive session:

13. GDRA General Manager Employment agreement
 - Board discussed. If using more time than accrued, needs to be approved by board. Board cut 3 Holidays from prior agreement – Cesar Chavez, Day after Thanksgiving, Day after Christmas. PTO cap at 52 days.
 - Jamie motioned to accept employment and arbitration with changes we made this evening. APPROVED 3-1 (1 Abstained)

Discussion and possible action properties:

14. Unit 3 Lot 127
15. Unit 3 Lot 282
16. Unit 4 Lot 130
17. Unit 4 Lot 407
18. Unit 4 Lot 494
19. Unit 4 Lot 328

Consent items:

20. Copies complaints
21. Minutes of October 12, 2016 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.

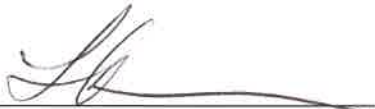
As set forth in GDRA's Delinquent Assessment Collection Policy and by CA Civil code 5705, 5715, 5720

Glenshire has entered into a contract with Allied Trustee Services to collect Delinquent Assessments on the properties listed below:

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

IX. Adjournment: 9:30 p.m. Next regular board meeting scheduled for January 11, 2017.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



~~Marty Frantz, Secretary~~

Pamela Stock, President