

**Glenshire Devonshire Residents Association**  
**Board of Directors Meeting**  
**Minutes**  
**October 14, 2015 6:30 P.M.**  
**at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call:  
Board members present: Mike Canney // Sally Lyon // Pam Stock. Board members absent with notice: Dan Engler. Board members late with notice: Marty Frantz. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: Megan from Unit-Lot 4-330 would like to see the special assessment charged on June 1, 2015. And asked if we could combine with the regular assessments into a payment plan.
- III. GDR Board member comments: None
- IV. Presentations: None
- V. Consent Calendar: Approved 4-0.
  1. Approval of September 30, 2015 board meeting minutes.
  2. Copies of correspondence
- VI. New Business:
  1. Review of CC&R property inspection policy: GM presented, attending owner input, board discussion re: defensible space, health/safety issues, i.e. trash, exterior lighting.
    - Motion to: To make a policy change to enforce defensible space as well as health and safety issues to allow for fines to be levied after 14 days of GDR notifying the property owner. Approved 4-0.
    - Board directed staff to amend DRC applications to clearly state the entire property will be inspected when DRC inspection performed. And, to timely follow up on all inspection letters sent out.
- VII. Workshop and discussion:
  1. 2016 proposed budget and budget mailer: Staff presented. Extensive discussion. Discussed taking the \$16k change order amount out of 2016 operating budget. Anticipated additional cost to install brackets later – estimated at \$2000 per GM. GM authorized contractor to put conduit under foundation because it was being poured (\$437 change order). Board directed staff to make changes and submit final budget mailer for vote at next board meeting. Board directed staff to research pool guest fees in the area by next board meeting, and prepare pool costs for future meeting.
  2. Board Retreat / Goals / Strategic planning Date. Saturday January 23, 2016: Board discussion. Decided to meet at airport and adjourn to dinner at the Clubhouse. Staff will check into catering.
  3. Pool Facilities / Maintenance Building Renovation Project : GM presented on change orders. Board discussion.
    - Motion to: Move forward with the solar infrastructure installation, approving the change order for \$16k+ and funding through the operating budget. Approve 3-1.
- VIII. Staff Report:
  1. Financials : No comment
  2. DRC Minutes: No comment
  3. Business Judgment Rule CA corp code 7231(a) Civil Code 5800: GM presented, no comment
  4. New Garbage disposal: No comment
  5. Tahoe Keys Lake weed issue: Board discussed pond weed issue. Adrian Juncosa (not a biologist) thinks our pond milfoil is the healthy type. Board discussed that letting pond turn into a meadow is not acceptable. Board requested GM to obtain certified biologist to research the pond. GM looking into grad student.

IX. Executive session

1. Pool billing report: Reviewed.
2. Authorization to record the notice of default for 4-494 / 2-040 / 4-248 copies of collectability profile
3. Contract with Town of Truckee Church for clubhouse rental
  
4. Discussion and possible action properties
  1. Unit 3 Lot 167
  2. Unit 3 Lot 181
  3. Unit 3 Lot 202
  4. Unit 4 Lot 328
  5. Unit 4 Lot 407
  6. Unit 4 Lot 494
  
5. Consent items
  1. Unit 2 Lot 024
  2. Copies of complaints
  
6. 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 / 4-248 / 4-530 (previous owner) / 4-494 / 4-542***

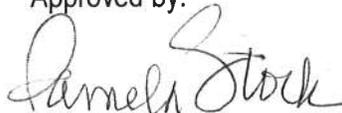
X. Adjournment: 10:30 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Pam Stock, Secretary