

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
April 13, 2016 6:00 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

I. Call to Order and Roll Call:

Board members: President: Mike Canney // Vice President: Martha Frantz // Treasurer: Sally Lyon // Secretary: Pam Stock // Director at Large : Dan Engler

II. Property Owner Comments

(Items not on the agenda)

This time is set aside for any GDRA member in good standing to address the board on any matter not on the agenda. Testimony related to any agenda item should be addressed at the time that item is considered. Each speaker will be limited to 3 minutes but speaker time may be reduced at the discretion of the board President. The board may take no actions on items brought up at this time but may request that they be placed upon the agenda for a future meeting.

III. GDRA Board Member Comments

This time is set aside to provide any sitting member of the GDRA board to suggest /request new or previous items for future agendas. At this time GDRA board members may request that items on the agenda be moved on the agenda to serve the interest of the attending members of GDRA.

IV. Presentations

Exhibit A

Town of Truckee to give presentation on Road repair projects in the Glenshire Area for this summer

V. Consent Calendar

Exhibit B

(Items may be acted on as a group or pulled from the Consent Calendar at the request of a Board member, staff member or member of GDRA; and subsequently acted upon separately.)

1. Approval of minutes for regularly scheduled board meeting March 9, 2016
2. Copies of correspondence.

VI. New Business

Exhibit C

(Action items) Discussions will use the following format: (a) staff report, (b) board discussion (c) GDRA Homeowners comments (*comments should be limited to 3 minutes*) (d) board deliberation and action.

1. Adoption of Vision, Mission and guiding principles as provided in GDRA's strategic plan.

Vision: Support a high quality, connected, healthy life for all residents

Mission: Protect and enhance the quality of life and property in Glenshire

Guiding principles:

- ❖ Maintain all amenities to current standards
- ❖ Improve Safety (Forest fire, defensible space)
- ❖ Protect our natural environment
- ❖ Consider new or upgrades to amenities if:
 1. Financially viable
 2. Supported by GDRA membership
 3. Impacts to nature and community minimal
- ❖ Improve connectivity by improving trails
- ❖ Foster an engaged, connected membership
- ❖ Encourage a diverse community that supports the current quality of life

❖ Plan for the future with strong financial resources

2. Adoption of compliance letter
3. Adoption of GDRA Board Job Description
4. Acceptance of resignation of a board member and appointment of a new board member
5. Adoption of a pollinator garden committee

VII. Workshop and discussion

Use same format as new business

Exhibit D

1. Community Survey: When to send out, any changes
2. Discussion of format of 3 progressive compliance letters
3. Consideration of forming a compliance committee

VIII. Staff Report

Exhibit F

1. Financials
2. DRC Minutes
3. Proposed Future Capital expenses list
4. Glenshire Day, consideration of June 18th
5. CA Corporation Code 7341 (3) It provides an opportunity for the member to be heard, orally or in writing
6. Assembly Bill 1720 Please review text (Proposed) Unannounced Attorneys at meetings
7. Web site Next Door and other HOA experiences
8. Senate Bill 142 (Passed) Drone use
9. Copy of Form 7004 Federal Tax return
10. Copy of 2016 HOA Certification Letter
11. Copies of current HOA insurances
12. Board retreat follow up

IX. Executive session

Exhibit G

(This time is set aside to discuss litigation, contracts with non owners, owner discipline and personnel matters 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 4935

Format:

Any person listed in this session has the right to attend, have the session kept private by asking the board to remove from the room any persons not involved with any individual subject. The board has the right to remove all parties except the property owner on title from the meeting. The board may ask staff to brief them on the subject. Owners will be limited to 3 minutes to comment but speaker time may be reduced at the discretion of the board President. The owner shall leave after they have made their statement and the board may deliberate on the subject. The board shall deliver a written (email, fax, first class or other similar) outcome of the deliberation within 5 days. (CC&R 13.06(d))

1. Special Assessment payment options and member % paid to date
2. Discussion and possible action properties:
 1. Unit 3 Lot 085
 2. Unit 3 Lot 202
 3. Unit 4 Lot 407

3. Consent items:

1. Copies of meet and confer letters
2. Unit 1 Lot 063
3. Unit 2 Lot 024
4. Unit 2 Lot 040
5. Unit 3 Lot 167
6. Unit 4 lot 328
7. Unit 4 Lot 494

8. Minutes of March 9, 2016 executive session

9. Copies of complaints

4. 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) / 4-542

5. Board approval to send to Allied Trustees to initiate Collections process on below properties that did not respond to Meet an Confer letters, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

1. 2-213
2. 2-220
3. 2-260
4. 3-116
5. 3-167
6. 4-456
7. 4-489

X. Adjournment