

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
January 13, 2016 6:30 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 the public 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. GDR Board Member Comments

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

IV. Presentations None

Exhibit A

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 GDR; and subsequently acted upon separately.)

1. Approval of minutes for regularly scheduled board meeting November 11, 2015
2. Copies of correspondence.

VI. New Business

Exhibit C

(Action items) Discussions will use the following format: (a) staff report, (b) GDR Homeowners comments (*comments should be limited to 3 minutes. It is the president's discretion to shorten or lengthen comment time*) (c) board discussion and action.

1. Owner requesting exemption to CC&R 6.10 exterior lighting 4-254
- 2.

VII. Workshop and discussion

Exhibit D

1. Board Retreat / goals / Strategic planning Date. Saturday January 23, 2016 (setting goals)
2. Community Survey: When to send out and what questions to ask
3. Pool Facilities Renovation Project
 - Project / Budget Update
 - Change Orders

VIII. Staff Report

Exhibit F

1. Financials
2. DRC Minutes
3. Budgeting and annual assessment comparison to other local HOA
4. Polling Place Authorization Form
5. 1992 Clubhouse rebuild project

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. 2-040 Record the notice of Default
2. 4-494 Authorization to publish notice of trustee sale
3. 4-248 Authorization to publish notice of trustee sale
4. 4-542 charge by collection agency to record lien
5. Discussion and possible action properties:
 1. Unit 1 Lot 063
 2. Unit 3 Lot 167
 3. Unit 3 Lot 202
 4. Unit 4 Lot 178
 5. Unit 4 Lot 261
 6. Unit 4 Lot 407
 7. Unit 4 Lot 494
6. Consent items:
 1. Unit 2 Lot 024
 2. Unit 4 Lot 328
 3. Copies of complaints
 4. Pool billing report
 5. Contract with McClintock Accountancy Corporation
 6. Line Dance class insurance docs
 7. Contract for tree(s) removal in greenbelt
7. 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