

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Agenda  
July 8, 2015 6:30 P.M.  
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

**I. Call to Order and Roll Call:**

Board members; President: Don Boehm // Mike Canney: Vice President // Martha Frantz: Treasurer // Charles Timinsky: Secretary // 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. 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***

None scheduled

**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 June 10, 2015 board meeting minutes.
2. Copies of correspondence

**VI. New Business**

***Exhibit C***

(Action items) Discussions will use the following format: (a) staff report, (b) GDRA 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. Appointment of Darby Brookman to Design Review Committee

**VII. Workshop and discussion**

***Exhibit D***

1. Possible grant funding for defensible space on GDRA open space (meeting updates)
2. Glenshire Lake health (tributary nutrient loads into lake)(cost projections for remediation)
3. Glenshire Lake health (early Eurasian milfoil infestation) (cost projections for remediation)
4. Glenshire Day update (staff report)
5. Events Committee
6. Survey Results
7. Pool facilities rebuild and upgrade project (possible funding mechanisms)

**VIII. Staff Report**

**Exhibit F**

1. Financial
2. DRC Minutes
3. Back Flow Valve installation
4. GDRA board candidate applications
5. Invasive weeds and eradication efforts
6. Copy of brief on IRS ruling 70-604
7. Court case Fan –vs- Summerlakes HOA. Court upheld HOA fines and attorney fees for owner who did not remove personal items (pallets) from property.
8. Replacement of rusted out gas valve, wading pool
9. 80% reduction of water use over last year at this time
10. Current pool operation status

**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))

Legal opinion for pool project

Contract for New TDPUD required backflow valve

Copy of billing to date from Cotton Construction

**Discussion and possible action properties:**

1. Unit 1 Lot 103
  2. Unit 1 lot 015
  3. Unit 2 Lot 007
  4. Unit 2 Lot 111
  5. Unit 3 Lot 202
  6. Unit 3 Lot 206
  7. Unit 3 Lot 257
  8. Unit 4 lot 343
  9. Unit 4 Lot 407
  10. Unit 4 Lot 430
  11. Unit 4 Lot 494
2. Properties sent to request collectability profile, 4-248 / 4-494 / 2-040

**3 Consent items:**

1. Unit 2 Lot 024 progress being made
2. Unit 3 lot 257
3. Unit 4 lot 430
4. 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 / 4-400 / 4-530 (previous owner) / 4-494 (copy of authorization to record) / 4-542

X. Adjournment