

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
June 14, 2017 6:00 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

I. Call to Order and Roll Call:

Board members: President: Pam Stock // Vice President: Jamie Brimer // Treasurer: Sally Lyon // Secretary: Martha Frantz // Director at Large:

II. Pledge of Allegiance:

III. 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.

IV. 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.

V. Presentation

1. No presentations

VI. Workshop and Discussion

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

2. Home Owner Appeal of Design Review Committee ruling.
Why is this item on agenda?
Owner of Unit 1 Lot 088 is appealing a Design Review Committee ruling on tree removal from the owner's property. Please see owners supporting material. Board must review item de novo of DRC's findings as noted in Rule 4.04.
3. Drafting of Rule to address "Single Family Residential Use"
Why is this item on the agenda?
The GDRA BOD directed staff to help further define CC&R 1.25 "Single Family Residential Use" to help meet the Vision as outlined in GDRA's strategic planning.
4. Electronic Speed signs at West and East entrances to Glenshire and blinking light stop sign at Glenshire Drive and Somerset
Why is this item on the agenda?
Some GDRA owners have voiced the desire to have electronic speed signs at the West and East entrances to Glenshire. Studies have indicated that the electronic signs do not necessarily reduce the speed of traffic but with the increased use of the Legacy Trail and increases in traffic through Glenshire caused from traffic backups and road closures on Highway 80 the signs might help educate residents and non-residents that they are in a residential area. In coordination it has been witnessed that there is an increase in amounts of vehicles whom don't slow down for the stop sign at Somerset and Glenshire Drive. Two methods may help, a pre-sign stating stop sign ahead or a stop sign with small LED lights to increase visibility. GDRA would lobby the Town of Truckee for installation and maintenance of the signs.

5. Tennis Court rebuild / replace contract
Why is this item on the agenda?
The tennis courts are budgeted to be repaired in the 2017 financial year. Staff has contacted over 10 companies to perform the job with one company responding. The 2017 winter also created some very large cracks making the courts to hazardous for normal use. Board may also discuss temporary repairs until full replacement is completed.
6. Board appointment to fill open board seat
Why is this item on the agenda?
One of our current board members is moving from the area and surrendering their seat. The current BOD can appoint a member in good standing to fill the open seat. By-Law Article VII Section 6 (c)
7. Contract or employment with Forester to evaluate GDRA open space for hazard trees and defensible space
Why is this item on the agenda?
The GDRA BOD has expressed interest in hiring a forester to do an evaluation on trees that might fall onto private property from GDRA open space and to create a long term defensible space plan in our open space. We have a forester who is willing to work as an employee of the association to do so. The GDRA board may employ forester and cap wages for the year or budget into next year.
8. Pool open house
Why is this item on the agenda?
To help bring the community to the pool facility several members have suggested a pool open house: Members in good standing who do not have a pool pass would be allowed to enter without paying the normal \$5 entry fee. GDRA would invite a food truck and GDRA would provide a limited amount of free beverages (not to exceed \$100 or amount set by BOD)
9. Annual Meeting
Why is this item on the agenda?
Need to zero in on best date for annual meeting to provide best community outreach and programs to best serve the community.
10. Attorney Response to policy on Federal HUD law Section 100.7 (a)(1)(iii) internal neighbor to neighbor discrimination complaints
Why is this item on the agenda?
Follow up with Attorney Response from May 10, 2017 meeting
Staff recommending no action at this time.

VII. Community Update

These items are updates on committees, community projects, and other items that may be of interest to the GDRA board of directors or the community. The GDRA board may choose to motion to consent that the items were reviewed or a board member or a member in attendance may ask to pull items for discussion.

11. General Manager's report
12. Copies of Correspondence
13. Design Review Committee Meeting Minutes
14. Monthly financial report
15. Approval of Minutes of May 10, 2017 meeting
16. 2016 Tax Returns
17. Lake Trail improvements, Tennis Courts, Front Lawn sprinkler system, North East Deck replacement
18. Current status of bills that effect HOA's SB 721, AB 731, AB 1412, SB 2, AB 634, SB 407
19. Article on the hated or misunderstood HOA fees (possible Shire article)
20. Article on Why Associations Fine

VIII. Executive session

(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))

21. Service Agreement with Allied Collection Agency

Discussion and possible action properties:

22. Unit 4 Lot 494
23. Unit 4 Lot 328

Consent items:

24. Copies complaints
25. Unit 1 Lot 043
26. Unit 3 Lot 127
27. Unit 4 Lot 407
28. Minutes of April 12, 2017 executive session

Board approval to send to Allied Trustees to initiate Collections process on below properties that did not respond to Meet and Confer letters (re: Special Assessment payments) and properties that have failed to meet their payment plan obligations, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

29. 2-103** / 3-307 / 4-494**

Board approval to send Meet and Confer letters to properties that have failed to make minimum special assessment payments, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

30. 4-100

IX. Adjournment