

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Agenda
March 14, 2018 6:00 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

I. Call to Order and Roll Call:

Board members: President: Jamie Brimer // Treasurer: Pam Stock // Secretary: Devin Bradley // Director at Large: Martha Frantz

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. Presentations

1. Annual Financial Review: McClintock Accountancy Corp.

VI. Workshop and Discussion

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

2. Formation of a CC&R revision committee
Why is this item on the agenda?
Our current CC&R's have some items that are dated or are unclear on intention. The board should consider reaching out to the membership to appoint committee members who would like to help form CC&R revisions that meet our current vision and mission. The board should adopt a charter for the committee that gives the committee direction.
3. Appointment of member to open board seat.
Why is this item on the agenda?
GDRA by laws ask that there are 5 board members. After the retirement of a board member there is an open seat. By-Law Section 6 (c) states that the current board shall fill the open seat by a majority vote of remaining directors. There have been 3 member interested in the open seat. Peter Tucker, Eric Hines, Donald Boehm
4. MOU between Truckee Tahoe Community Foundation and GDRA
Why is this item on the agenda?

GDRA uses TTCF to collect donations for the construction and maintenance of the Glenshire Lake Trail. This MOU needs to be reviewed for any changes and renewed to keep the account for the Lake Trail viable for donations and distributions.

5. Signature Cards:
Why is this item on the agenda?
In order to remove the resigned member as signor, the board needs to approve directors to sign, and staff to retrieve information on all GDRA bank accounts.
6. Renewal of GDRA Property, inland Marine and crime coverage. General Aggregate, Directors and Officers Liability. Declining of Terrorism Coverage.
Why is this item on the agenda?
Annual renewal of HOA insurance as required by CC&R Article X
7. Scheduling Annual meeting list of events
Why is this item on the agenda?
Currently scheduled for Monday, September 3, 2018. We are working to secure a food truck; Truckee Fire has expressed interest for Fire Wise Community information, Face painting? Other...
8. Planning a "Defensible Space Forum Day"
Why is this item on the agenda?
Make information available to the Association about Defensible Space. After 2017's deadly and disastrous fire season programs to educate and incentivize property owners are important. Possible speakers from: Truckee Fire, Nevada County Fire Safe Council, Home fire insurance representative. Possible dates in Late May or early June. GDRA to provide space, seating, snacks, drinks, (not to exceed (\$300).

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.

9. General Manager's report
10. Copies of Correspondence
11. Design Review Committee Meeting Minutes
12. Monthly financial reports
13. Short Term rental committee update
14. Approval of Minutes of February 14, 2018 regular meeting
15. 2017 Holiday shuttle information
16. Lahontan Water District Refund

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))

17. GM annual review format

Discussion and possible action properties:

18. Unit 1 Lot 021
19. Unit 2 Lot 142
20. Unit 2 Lot 164
21. Unit 3 Lot 097
22. Unit 3 Lot 115
23. Unit 3 Lot 307
24. Unit 4 Lot 036
25. Unit 4 Lot 083
26. Unit 4 Lot 328
27. Unit 4 Lot 588

Consent items:

28. Copies complaints
29. Unit 2 Lot 053
30. Minutes of February 14, 2018 executive session

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:

Board approval to send “Meet and Confer” Letters to the following properties as provided by CA civil code 5915 and GDRA’s Delinquent Assessment Collection Policy:

2-028
2-037
2-121
2-124
2-260
3-110
3-167
3-186
3-190
3-202
3-254
3-267
3-330
3-360
4-068
4-345
4-458
4-489
4-527
4-531

IX. Adjournment