

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Agenda  
October 11, 2017 6:00 P.M.  
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

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

Board members: President: Jamie Brimer // Vice President: Richard Lichti // 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. 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 can be limited to 3 minutes*) (d) board deliberation and action.

2. Committee to address short term rentals in GDRA  
Why is this item on the agenda?  
To formalize the Short Term Rental Committee the GDRA Board of Directors will vote to adopt a charter noting the general premise of the goals of the committee, the makeup of the committee and general operation of the committee.
3. Re-Appoint members of the Design Review Committee,  
Why is this item on the agenda?  
As provided by GDRA By-Law Article X and CC&R Article V, the GDRA board of directors is to annually appoint or re-appoint members of the Design Review Committee. The committee must be composed of not less than 3 but nor more than 5 members.  
Current members: Ron Boehm, Brian McEneaney, Darby Brookman
4. Unit 4 Lot 543 Owner applicant appeal of DRC of ruling  
Why is this item on the agenda?  
Owner applicant appealing ruling by the DRC of denying tree removal.

5. 2018 Budget Minor Revisions  
Why is this item on the agenda?  
Minor revisions of 2018 budget based upon detail reports providing some minor corrections and recommendations
6. 2018 Annual Budget Mailer  
Why is this item on the agenda?  
As required by CA state law an annual budget mailer has to be sent to owners of property no sooner than 90 days but not later than 30 days before the start of the year. The board may approve or direct staff to make changes to be brought back at November 8, 2017 meeting.

## **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.

7. General Manager's report
8. Copies of Correspondence
9. Design Review Committee Meeting Minutes
10. Review of CC&R 5.05(f) and Rule 4.04 "Appeal Procedures" for DRC rulings.
11. Review of CC&R 5.05 (d) owner applicants requirement of notice of intention to undertake an improvement project
12. Review of CC&R 5.07 (Basis for Approval of Improvements)
13. Annual Survey Questions (Collecting questions the Board would like to ask the membership)
14. Monthly financial report
15. Approval of Minutes of September 3, 2017 regular meeting and annual meeting
16. Status of tennis courts (postponed until next spring due to cold weather causing possible issues with top coat bonding)
17. SB 2. Passed all real estate transactions and properties sent to collections will have a stat of CA fee added.

## **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))

18. Contract(s) for clubhouse snow removal

**Discussion and possible action properties:**

- 19. Unit 3 Lot 363
- 20. Unit 4 Lot 036
- 21. Unit 4 Lot 328
- 22. Unit 4 Lot 407

**Consent items:**

- 23. Copies complaints
- 24. Unit 1 Lot 043
- 25. Unit 3 Lot 167
- 26. Minutes of September 3, 2017 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:***

4-542

**IX. Adjournment**