

Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
November 11, 2015 6:30 P.M.
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161

- I. Call to Order and Roll Call:
Board members present: Mike Canney // Marty Frantz // Sally Lyon // Pam Stock // Dan Engler. Staff present: Dan Warren, Lori Kelley.
- II. Property Owner Comments: 3-181: Thanked board for their service. Would appreciate if association would not schedule board meetings on holidays in the future. Spoke about strictness of rules – requested board speak about this at the retreat, add values to the property and have people happy as well.
- III. GDR Board member comments: Marty let board know she needs to leave at 8:00 p.m. Mike requested to not have board meetings on holiday in the future, and will address rule enforcement at retreat.
- IV. Presentations: None
- V. Consent Calendar: Motion to approve items 1 and 2 below by Marty: Approved 5-0.
 1. Approval of October 14, 2015 board meeting minutes and October 22, 2015 special board meeting minutes.
 2. Copies of correspondence
- VI. New Business:
 1. Discuss changing policy on “Nanny” pass fees. Current “Nanny” pass priced at \$60. Propose to change to \$75 and allow up to 2 Nanny passes per property as part of the 5 total passes per property: Board discussed reason for \$15 increase. 3-133 input that \$75 too low Motion made to approve item as stated in agenda. Approved 4-1.
 2. Discuss changing guest fees policy from \$5 per person per day to \$7 per person per day: Board discussed. . Motion made to weekday/ \$7 & \$10 weekends and holidays.Approved 4-1.
 3. Discuss changing pass policy to “No Charge” for persons over 70 years in age (Seniors are lower impact on facilities: Board discussed, GM presented. 2-006 input that she thought senior age was increased to 75 at Sugar Bowl. Motion made that we change the pass policy to no charge of people over 70 years of age, and will be reviewed annually. Approved 5-0.
 4. Discuss changing pass policy to require pass for persons 3 years in age and older (currently 5 years)(younger children are higher impact on facilities): Board discussed, GM presented. Motion made to change policy to require persons 3 yrs in age and older to get a pass. Approved 5-0.
 5. Truckee Optimist renewing request for clubhouse use for monthly meetings (1st Thursday of the month): Eric from Soroptomist was present and requested for clubhouse use continued at no charge for first Thursdays of the month. Motion made for the Optimist Club to continue use of the Clubhouse on first Thursday of the month, unless a paid rental takes precedence. Approved 5-0.
 6. Canyon Springs (Discussion of upcoming Planning Commission meeting): Nikki Riley with MAP. Spoke about Canyon Springs. Her experience is the biggest project to ever come before town since history of town incorporation. The project has a lot of issues: traffic, wildlife, hydrology, etc. There are growth inducing impacts that would effect this area . Issues with the pond due to runoff. In the history of this project, there has always been a letter from the GDR, except for this time. Highly encourages there to be a GDR letter that underscores you’ve reviewed the documents and know the impacts, including taxes to be beared by community. Brought up Railyard project road connection from Glenshire Dr to town. The railyard has changed that connection – will now be Church St from Glenshire Dr. This will impact traffic and Canyon Springs. This hasn’t even gone to Town Council yet, putting cart before horse on this issue. Suggest to get more info. and wait until the time this matter is heard, believed to be in December. Reiterated would appreciate GDR board to input on project. Board discussed. GM stated

he could not re-submit prior letter, as the board has to approve the letter at an open meeting prior to submitting and he has not taken the time to review the FEIR. GM said the board can ask for a letter with certain info in it, or a board member can speak at Planning Commission meeting or have staff speak. Mike expected we'd be approving letter today. Board discussed. GM said he could speak on behalf of the association at the direction of the board to address items he finds not adequate - Traffic, air quality, hydrology, etc. Board discussed. Mike motioned to have Dan, GM represent GDRA at PC meeting on Monday, and Tuesday if it carries over, in order to make public comments for association, using the prior letter comments. Pam so amends that GM resubmit prior letter. Board continued discussion. MAP explained why letter is essential in this Final EIR process. Dan withdraws addendum and restated: Staff to provide a letter to the town regarding past highlighted written points upon availability of time. Approved 5-0.

7. Owner of unit 3 lot 181 would like to discuss how CC&R's apply to his property: Owner presented. Would like to resolve. If this can be kicked back to June 2016, then all will be handled. Otherwise he has to hire an attorney and get spiraled out of control. Owner thought all was handled in September, per Dan's letter that he will let board know 6 month extension requested, per 9/3/15 letter. Brought up a couple legal issues: Rule requires asphalt; should say board enforces, etc. Board decided not to discuss legal matters brought up. Owner said eyesore is dependent on.....Bylaws require 24 hrs notice to do inspection. Mike wanted to discuss inspection rights with GM. When there is a transfer of property, there is an outside request for inspection, from realtor or escrow company. Mike commented that we are not picking on residents, explained policy is inspection done upon complaint, transfer, or design review application occurs. Board discussed about how this would impact new owners. GM states new owners plan to attend to everything on the list. Mike asked GM to make sure he is clear with owner they need to be present. GM presented photos later in board meeting. Board motioned to approve six month extension. Approved 5-0.
8. 4-261 appeal of DRC decision on final approval of project : GM presented – owner was out of town and unable to attend and requesting extension to appeal process). Owner is stating he has financial hardship. DRC written condition of approval was for roofs/siding of both buildings need to match. Board discussed. Motion made to deny extension of appeal on 4-261. Approved 4-1.
9. Owner requesting exemption to CC&R 6.10 exterior lighting: 3-133 owner presented. She believes she is in compliance with dark sky lighting, and doesn't understand why she has to replace lights because they constructed a new fence. Owner asked if GDRA is following Town of Truckee ordinances. Daniel Engler stated no. Owner stated safety and area lighting most important. Owner and board discussed motion sensor lighting and town codes, light application with steps. Further discussion with board and owners. Board motioned for owners to keep existing lighting conditional on all are adjusted to motion sensor, or light source covered lighting. Approved 5-0.
10. Amend 2015 budget to add \$16,952 to capital for solar base infrastructure to new project (roof mounts, wiring etc.)(no panels)(Board may also vote to stop moving forward with this item.): Board discussed about how future solar may or may not work with this wiring/brackets. GM thinks majority of this solar infrastructure is almost complete, and could save \$2000 if stop now. Board discussion. Motion made that we amend 2016 budget for capital based solar infrastructure for the new project: Approved 3-1.
11. 2016 proposed budget and budget mailer: Board and staff discussed in length and gave many edits to staff for budget mailer. (Pausing general meeting and moving to executive session). Board motioned that we approve 2016 proposed budget and budget mailer as dictated. Approved 4-0.
12. Approval of GM to co-sign on all operating bank accounts, excluding reserve accounts. Board motioned to approve Dan, GM to co-sign on all operating accounts. Approved 4-0.

VII. Workshop and discussion:

1. Owner complaint of dead tree in common area: GM presented. Board discussed and directed GM to let owner know board agrees to let you cut tree down and take the wood - we don't have budget for taking out trees right now.
2. Board Retreat / goals / Strategic planning Date. Saturday January 23, 2016 (setting goals): Board goals: Good at past meeting: Future Vision, Good to find consensus for long and short range goals. Dislikes at past meeting: Separating small group of 5, Drawing – maybe another way. New goals: Re-visit outcomes from 2014 retreat. Mission/Vision & Tactics/Objectives & Decide people values/business

values – all decisions based on this model. Softer focus with some homeowners.

3. Community Survey: When to send out and what questions to ask: Board discussed. Ask members what they want to see in surveys - via Shire / Email.
4. Railyard update (efforts to get Church street Glenshire Drive connection prioritized) consideration of adoption of letter from GDRA to support this connection: Board discussion. GM will communicate with town re: Board supports railyard road off of Glenshire to be first part of project.
5. Pool Facilities Renovation Project
 - Project / Budget Update project change orders: GM gave update

VIII. Staff Report:

1. Financials: No comment
2. DRC Minutes: No comment
3. TTCF report: No comment
4. Procedures and laws regarding collecting fines: GM presented. Board discussed.

IX. Executive session

1. Pool billing report: Reviewed.
2. Snow removal contract
3. Discussion and possible action properties
 1. Unit 3 Lot 167
 2. Unit 3 Lot 202
 3. Unit 4 Lot 326
 4. Unit 4 Lot 083
 5. Unit 4 Lot 326
 6. Unit 4 Lot 328
 7. Unit 4 Lot 407
 8. Unit 4 Lot 494
4. Consent items
 1. Unit 2 Lot 024
 2. Copies of complaints

5. 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: 10:15 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Pam Stock, Secretary

GDRA EXECUTIVE SESSION - November 11, 2015

IX. Executive session

1. Pool billing report
2. Snow removal contract : Board decision to go with Burgess-Martin.
3. Discussion and possible action properties
 1. Unit 3 Lot 167: Lighting and painting still not done.
Board Decision: Send another letter. Continue fines \$100/month
 2. Unit 3 Lot 202: No changes.
Board Decision: Send another letter. Continue fines \$100/month
 3. Unit 4 Lot 326: Defensible space work fines. Owner asking for extension of 6 months
Board Decision: Approved 6 month extension
 4. Unit 4 Lot 083: Owner present. All items have been brought into compliance. (lighting, storage, driveway pressure washed). Vehicles have non-op registration.
Board Decision: Motioned that we suspend any future fining with provision of non-op registration.
(Board closed executive session and returned to item 11 of Workshop and Discussion)
 5. Unit 4 Lot 328: Defensible space work done. Owner asked for extension until spring 2016 to handle other matters.
Board Decision: Allow owner extension until spring
 6. Unit 4 Lot 407: Nothing changed. Turned over to attorney.
Board Decision: Continue fines \$1000/month
 7. Unit 4 Lot 494: Nothing changed.
Board Decision: Send letter. Continue fines \$1000/month
4. Consent items: No items pulled.
 1. Unit 2 Lot 024
 2. Copies of complaints
5. 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