

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Minutes  
April 11, 2018 6:00 P.M.  
at Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

- I. Call to Order and Roll Call  
Board members present: Jamie Brimer // Peter Tucker // Devin Bradley // Pam Stock. Absent with Notice: Martha Frantz: Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: Member asked how to get a resident directory to use to help engage more members.
- IV. GDR Board Member Comments: Jamie announced he has joined GDR DRC Committee per Dan Warren's request. He also mentioned about flip flopping parking lot entrance in efforts to reduce incoming traffic. Stated a tree removal situation was taken care of with staff last week.
- V. Presentation
  1. Town of Truckee Recycling Program Coordinator, Erin, presented:
    - June 30, 2018 is last opportunity for green bags to be collected for free. There are green cards to get 3 picked up for free.
    - Individual bills will increase approx. \$40/year for the new cans but will not include green bags.
    - Alternating weeks: blue and green, blue bags can always be put out for free.
    - People can email her with any questions and is happy to hold a planned workshop.
    - She will look into ordinance change re: ability to put green/blue containers out evening prior to pick up day.
    - Continuing 6 yd green waste dumpster program at \$70/week
    - Green waste pick up will be seasonal based on weather
    - Town will charge \$50 an occurrence for storage and re-delivery of containers for residents
- VI. Workshop and Discussion
  2. Playdate playground fence project
    - Jamie presented that Playdate is required to put up this fence for licensing requirements and the board can consider not paying, help paying or ....
    - Tyler Ross, owner of Play Date presented:
      - Playdate has rented clubhouse for approx. 20 years.
      - Title 101238.2 requires fence and GDR is now liable if anything happened.
      - Requesting material costs approx. \$3485.00 from GDR. Contractor Bryan Stevens and hopes to get project done in a weekend.
      - Playdate looking for board approval tonight; financial piece can be handled in future.
    - Board asked questions/made comments:
      - Self-latching: Yes
      - Snow removal: Tyler hopes to negotiate on this.
      - Would members have an issue? None have been stated with temporary fence.
      - A fence could be more of a liability than not having one due to climbing, etc.

- Title 101238.2 pertains to HOA's or just child care? Tyler feels it is for both entities. GM will research Code 101238.2.
  - Who will own fence once installed? GDRA. Then wouldn't it be GDRA liability? Per GM, yes if we fail to maintain.
  - Thinks of this as a tenant improvement and needs to clarify ownership.
  - What benefits us having fence up? Tyler sees it drawing more families with kids.
  - Board members see Playdate as a benefit to the community, and fence is needed to keep his service here.
  - Staff will look into liability, insurance, Title 101238.2, legal issues
  - Board discussed with Tyler his suggested material repayment calcs via rent.
  - Discussed maintenance of fence and to mention maintenance issues in tonight's motion to forego assumption of maintenance
  - Members asked questions/made comments:
    - What kind of obligation we have with leasing to Playdate. Tyler stated he is not looking to ever go anywhere else – this is a perfect situation.
    - If Playdate wasn't asking, GDRA wouldn't be putting up fence: Tyler stated Playdate won't be here without the fence.
    - If board approves to move forward with fence and decide in future not to contribute, what would Playdate do? Tyler said he will just cover it.
    - Board should allow Playdate to move forward on fence and not pay for any costs.
    - Staff asked if contractor credentials and insurances be verified.
    - Board questioned and discussed with Tyler material repayment calculations through rent.
  - Peter motioned to approve that Playdate move forward with fence project contingent on verification of all liability issues, fence meets appropriate code, title 101238.2, ownership, maintenance and whatever finance arrangement we come to at future board meetings. Approved 4 – 0.
3. Umbrella insurance policy renewal
- Board questioned if same premium as last year: Yes.
  - Member questioned amount/coverage: \$5M/no deductible\$4763 cost/year
  - Pam motioned we approve umbrella policy for coming year.
4. Town of Truckee seeking funding partners for Truckee Thursday's and 4<sup>th</sup> of July shuttles
- Town asking for funding
  - Board member mentioned if we don't contribute, the show will go on. Will we get annexed if we don't pay?
  - Board member stated he thinks July 4<sup>th</sup> and Holiday a waste, but Truckee Thursdays is well used. Asked if DAN could ask town about having parking enforcement on Donner Pass Rd.
  - Member mentioned 38 riders for Holiday. Feels Truckee Thursday is a benefit for Truckee and town is already picking up tab.
  - Member agrees with above member and getting traffic control on Donner Pass Rd.
  - Board members feel comfortable with giving small amount and feels showing good faith sponsorship, and also support members input.
  - Board member feels good with a small token amount for Truckee Thursday, approx. \$250.
  - Jamie motioned we donate \$250 for Truckee Thursdays and nothing toward 4<sup>th</sup> of July and Holiday Shuttle: Approved 4 – 0.

VII. Community Update Board pulled #6 and #7 (see below). Jamie motioned to approved #5 and 8

through 13: Approved 4 - 0. Jamie motioned to approved #6 and #7: Approved 4 – 0.

5. General Manager's report
6. Short Term rental committee update: Peter wanted to speak about being transparent and doing a public open community meeting, and could be ready as early as next month. Pam mentioned Short Term Rental Committee will create a list of questions to submit to attorney, in lieu of speaking with attorney, to validate whatever framework is visioned to community. Will probably take 2 board meetings to discuss and vote upon. Jamie would like to limit public comment at regular board meetings to 2 minutes and non-repeated comments. GM brought up that 3 board members are serving on the Short Term Rental committee and could therefore be considered a ASK DAN. Fortunately we are in compliance due to preparing formal agendas and minutes since inception. Member asked if change of CC&Rs would go to member vote: GM stated this would be a rule change, not CC&R. The board will later start on updating CC&R changes and it will go out to members for vote. Member asked if majority of what committee has come up with is based on survey: GM stated it's been not based on just survey, but also a lot of research on what other communities are doing, rules, etc. Pam said their recommendations will support continuing a family community feeling and still allow some short term rentals. Member felt a couple survey questions were worded tricky. Board mentioned certainly not their intention. Member stated she and others bought into community for family feeling. Member: How can a short term not be considered a business: Pam said our CC&Rs state you can't deduct a business at home unless approved by board.
7. 2018 Glenshire Community Survey results: Board discussed. Devin thought a lot of good comments, not to rely on answers for #12. Pam thought there is still more to do in complaint process (what triggers review / timeline / etc.) Maybe put article in next Shire. Devin mentioned a lot of comments re: concern on progress of tennis courts and asked Dan about how updates were done on this process. GM stated he didn't always get notice when the contractors would be here next. Member asked how we would know if owner was present in a STR situation, since survey indicated high response of people oaky with this: Peter said STR where out of town owner causes more problems than an owner present STR situation. There are ways to monitor through public records – IRS/mail received address/etc. Some will have to be on honor system.
8. Copies of Correspondence
9. Monthly financial reports
10. Copy of Glenshire Devonshire Delinquent Assessment Collection Policy
11. Approval of annual budget review mailer
12. TSSA area 5 updated draft information
13. Approval of Minutes of March 21, 2018 Strategic Plan meeting & Changes to 2016-2018 Strategic Plan

VIII. Executive session

14. GM annual review format

Discussion and possible action properties:

15. Unit 1 Lot 021
16. Unit 1 Lot 043
17. Unit 2 Lot 142
18. Unit 3 Lot 115
19. Unit 3 Lot 307
20. Unit 4 Lot 083
21. Unit 4 Lot 588

Consent items:

22. Copies complaints
23. Unit 2 Lot 164
24. Unit 4 Lot 036
25. Unit 4 Lot 328
26. Minutes of March 14, 2018 executive session
27. Copy of meet and confer letters
28. Copies of payment plans

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

Board approval to send to Allied Trustees to initiate Collections process on below properties that did not respond to Meet an Confer letters, as provided by state law and GDRA's Delinquent Assessment Collection Policy:

2-028 \*  
2-037 Paid in full  
2-121 \*\*  
2-124 \*  
2-260 \*\*  
3-110 \*\*  
3-186 \*  
3-190 \*  
3-202 Escrow scheduled to close 4/17/18 with total balance paid through escrow. Staff will follow-up  
3-254 \*  
3-267 Paid in full  
3-330 Paid in full  
3-360 \*  
4-068 \*  
4-345 Paid in full  
4-458 Paid in full  
4-489 \*  
4-527 Paid in full  
4-531 Paid in full

**\*Payment Agreement signed and first payment received**

**\*\*First payment received. Signed payment plans are expected by end of day 4/12/2018**

IX. Adjournment: 9:10 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Devin Bradley, Secretary