

Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Agenda  
June 13, 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 //Vice President: Peter Tucker // Treasurer Pam Stock // Secretary: Devin Bradley // Director: 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

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.

1. Discussion of enforcement of CC&R 6.07: Trash containers may be visible on trash collection days only.  
Why is this item on the agenda?  
With the new green waste and recycle tote program storage of the totes may be a visual nuisance unless they are stored in garage or behind a fence. The board of directors should consider how active they want to enforce this CC&R or if there may be other solutions
2. Absorbing ACH (electronic transferred payments) fees to streamline payment and collection issues, and to move away from physical check processing consuming staff time and excess paper consumption. Possible savings of over \$200 a year, increased accuracy, possible higher on time payment rate.
3. GDRA Board of Directors review of Short Term Rental Committee's recommendations for possible new rules and or CC&R amendments pertaining to Short Term Rentals in Glenshire.  
Why is this item on the agenda?  
The GDRA Short Term Rental Committee has been working for almost a year to see if our CC&R's properly protected the Association's goal to maintain a residential atmosphere, particularly when pertaining to the recent popularity and growth of Short Term Rentals.

The Committee has submitted a list of possible changes that the board should take under consideration. The Board can: Send the changes back to the committee with recommendations for changes; Not move forward with any changes; accept the recommendations and send them to legal counsel for review; bring this item back at a different date; discontinue pursuing this item or other.

4. Opening pool and facility use to non Glenshire Residents (public)

Why is this item on the agenda?

Selling facility passes may be a way to offset costs of facilities. Monetary gains should be balanced with increased staffing, facility use and maintenance; Possible need to increase parking lot size, larger pool deck, as well as increased crowds and owners not being able to access facilities when they are impacted or reserved.

Currently GDRA owners in good standing may purchase 2 of their 5 eligible pool passes for non-family members for a cost of \$75/each. Non-residents do not have access to rent clubhouse / Tennis courts are not monitored for use.

Items to be considered: selling pool passes to the public, allowing clubhouse to be reserved by the public, charging for tennis/ multi use court use.

Annexation of any new properties would require the applicant to submit an application in accordance to Article XVII of GDRA's CC&R's, receive GDRA Board approval, pay for an election of the GDRA membership and receive 2/3 majority of entire GDRA membership.

**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.

5. General Manager's report
6. Defensible space and forest health clearing on 9.6 acre GDRA lot
7. Design Review Committee Minutes
8. Short Term rental committee minutes
9. Copies of Correspondence
10. Monthly financial reports changing to quarterly detailed and monthly summary
11. 2017 Tax return
12. Review of policy passed to place fines on properties that are not in compliance with CAL Fire and Glenshire rules on Defensible space by July 1, 2018. Fines can range from \$100 to \$1000. Policy was published in the March edition of the Shire newsletter and mailed to all property owners.
13. TTCF financial statement
14. Pool opening / employee status
15. SB 1265 removes qualification or criminal background checks from eligible board members. Allows members to reproduce signed ballots with owner's signatures.
16. Approval of April 11, 2018 minutes
17. Approval of June 6, 2018 special meeting minutes

**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. Green Belt tree removal / trimming bid request from three owners
19. Bid for front lawn irrigation replacement project
20. General Manager Pre Review session 2

**Discussion and possible action properties:**

21. Unit 1 Lot 043
22. Unit 2 Lot 142
23. Unit 3 Lot 205
24. Unit 3 Lot 307
25. Unit 4 Lot 083
26. Unit 4 Lot 328
27. Unit 4 Lot 588

**Consent items:**

28. Copies complaints
29. Unit 1 Lot 021
30. Unit 2 Lot 164
31. Unit 4 Lot 036
32. Minutes of May 9, 2018 executive session
33. Copy of correspondence

**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.***

***Board approval to send the following properties to collections***

4-491

***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**