

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
July 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 // Pam Stock // Martha Frantz. Board members absent with notice: Devin Bradley. Staff present: Dan Warren // Lori Kelley.
- II. Pledge of Allegiance: Done
- III. Property Owner Comments: None
- IV. GDR Board Member Comments: None
- V. Presentation: None
- VI. Workshop and Discussion
Discussions will use the following format: (a) staff report, (b) board discussion (c) GDR Homeowner comments (*comments can be limited to 3 minutes*) (d) board deliberation and action.
 1. Discussion of commercial recycle containers for clubhouse
 - State Assembly bill AB 1826 requires commercial businesses to recycle.
 - Erica from Town presented: We are required to have recycle containers - no charge to add non animal resistant containers to our regular pick up service. If wildlife a concern, we can consider for \$12/month per container.
 - Board & GM discussed
 - Member asked if we could do animal resistant just when pool open. Erica said there may be a nominal fee for animal resistant
 - Pam motioned to continue with recycle containers that are not animal resistant for now, and re-evaluate in the future: Approved: 4-0.
 2. Approving a policy change to make all HOA assessment due dates March 1st with late fee of April 1st (Currently the due date is January 1st and late fee February 1st)
 - Peter motioned to go with staff recommendation to move to 3 payment plan and change due date to March 1, 2018: Approved 4 - 0.
 3. First 2019 Budget analysis
 - Board reviewed and asked staff questions.
 - Education & Seminars expenses questioned. Member input feels that GM should pay for it. Other member mentioned to get quality staff, HOA needs to pay fee. Board mentioned GM being up to date and knowledgeable helps alleviate legal fees.
 - How to cut pool expenses: Any staffing guideline? Can staff be cut? Use maintenance person to empty garbage, clean pool tiles, etc.? Get more info on standards or legal precedence, if available. 3 members feel 3 lifeguards at one time are adequate. Member input: Would like pool open longer. Raise cost of food and beverages. Suggests 3 lifeguards max.
 - Enough budgeted for CC&R amendments? Discussion with staff, board and member
 - Mileage reimbursement: Discussed with staff and members.
 - Member input: Would pay more and feels getting volunteers and donations.

- Maintenance Salaries: Questioned and discussed.
- Member suggested we get sponsor for lake trail maintenance and advertise for them
- Community Benefit questioned. Member feels cutting this expense should be considered. Other members agreed. Suggested do it every other year and cut 50%. Strategic meeting \$1250 questioned. Board feels this could be eliminated
- Maintenance questioned: Mostly snow removal
- Capital improvements: Up to board. Questioned spillway being \$200k – do we need steel?
- Board Direction to staff:
 - Get more info on town shuttle usage by GDRA
 - Lifeguards cut to 2 - 3 people on staff during day, 1 pass office. Eliminate this year if feasible
 - Eliminate \$1250 strategic planning
 - Get estimate on pond milfoil and re-visit capital improvements next meeting

4. GDRA Board of Directors to consider amendments to the CC&R updates committee charter and appoint committee members.
 - Peter would like something listed in charter to keep this committee from rehashing short term rental matters already done by short term rental committee and avoid any conflict of interest people joining committee. Feels that committee or board members should not be paid lobbyists. Jamie wants to make sure committee members want to represent the homeowners. GM pointed out area in charter reflecting someone can't make a direct profit making changes to CC&Rs. Pam feels removing the wording of "but no more than two board members". Pam makes motion that we accept charter as written, and Jamie amends to approve four names that were submitted:
Charles Timinsky, Bobbie Gifford, Colleen McCarthy, Brian McEneaney: Approved 4 - 0.

VI. Community Update

Motion by Jamie to Approve: #11, amended to include #5, 7, 8 9, 11, 12 & 14. Approved 4 - 0.
GM pulled 6, 10 & 13: (See below): Approved 4 - 0.

5. General Manager's report
6. Review of allowable business activities as provided by CC&R 8.07: Dan stated 3 complaints for sign and 1 for business, and wants board direction. Board and members discussed.
 - Board decision: Sign gets removed.
7. AB 2912, SB 1128, SB 1265 updates
8. Design Review Committee Minutes
9. Annual Truckee Mountain Housing Council Report
10. Copies of Correspondence: GM summarized that owner is asking GDRA to pay for tree removal they had removed from GDRA property. Board had already approved the tree work. GM feels owner needs to send a proposal to get reimbursed.
 - Board decision: Let this go until she gets back to us with formal request.
11. Financial reports
12. National CAI 2018 community Association homeowner survey
13. Applications of member who are running for the GDRA Board of Directors: Board discussed.
14. Approval of June 13, 2018 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))

15. General Manager Review

Discussion and possible action properties:

16. Unit 2 Lot 142
17. Unit 3 Lot 205
18. Unit 3 Lot 289
19. Unit 3 Lot 307
20. Unit 4 Lot 026
21. Unit 4 Lot 083
22. Unit 4 Lot 155
23. Unit 4 Lot 209
24. Unit 4 Lot 328
25. Unit 4 Lot 362
26. Unit 4 Lot 491
27. Unit 4 Lot 588

Consent items:

28. Copies complaints
29. Unit 1 Lot 043
30. Unit 1 Lot 021
31. Minutes of June 13, 2018 executive session
32. Copy of correspondence

List of properties with delinquent dues and assessments:

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

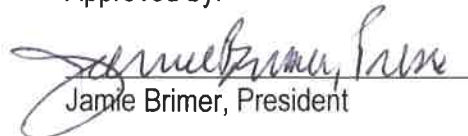
IX. Adjournment: 10:45 p.m.

Submitted by:



Lori Kelley, Admin. Assistant

Approved by:



Jamie Brimer, President