

**Glenshire Devonshire Residents Association**  
**Board of Directors Meeting**  
**Minutes**  
**August 8, 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:

- Mathew Stein: STR meeting a year ago. Commented that STR committee recommendations severely limiting short term rentals. Would like to hear board candidates' thoughts on this issue.
- Tyler Ross: Gave update on fence – running late due to materials delivered two weeks late. He plans to continue the project this weekend. Not sure on completion date due to busy summer, but will be as quickly as possible. Assured will be completed before winter.

IV. GDRA Board Member Comments:

- Board member asked about bid for lake milfoil matter. GM updated that contractor he met with has not contacted him back. Peter has a reference from Truckee River Watershed
- Make sure contract has specific language re: our irrigation project, and asked GM to make sure contract worded appropriately so we aren't charged additional amounts.

V. Presentation: None

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. Open forum for residents running for open board seats.

- Peter Tucker clarified that he would fill early exiting board member's seat only if necessary.
- Candidate, Carla Embertson, presented. She has lived here approximately 20 years and owns two Glenshire properties and lives in one property doing short term rentals (STR) while she is present, and has one long term rental. She was on STR committee and feels they came up with very fair compromise and recommendations representing both sides and looking at all issues. Budget is a priority. She spent last 20 years in ski industry and currently works with Chamber of Commerce and is active in Relay for Life and several other non-profits.
- Candidate, Peter Tucker, served on STR committee. Moved to Glenshire over two years ago from bay area. Chose Glenshire because of the neighborhood feel. He joined board this year to fill a vacated seat. By trade he does marketing, communications and graphic design, and is a non-profit specialist. Use to be director of communications for one of the largest parks and open space non-profits in San Francisco, so a lot of the open space, recreation and membership communication issues that I think HOA faces are very familiar to me. It is something I am very interested in, in terms of recreation, preserving open space and trying to engage the membership in a way that costs less money for the HOA. He agrees they are a fun group. Looks forward to working continuing to work on STR issues with CC&R committee. Answered STR question from owner: Grandfather clause is still in place for current owners. The civil code says if you buy a property and are planning to rent it out, no one can come along

and prevent you from doing so later, such as the HOA. The difference, which has been upheld by precedent court cases, is that we are not prohibiting rentals, we are restricting them. It's a one word distinction there. As Carla mentioned, the process of the almost year-long STR committee was to come up with the best compromise we could. We felt we came up with a compromise that still gave full year residents the ability to rent out their houses basically two weekends short of every weekend of the year, 100 days. Current HOA rule state second/in-law units are not able to be rented to anyone except to family members. We will be looking at that specific rule during CC&R provision process with the aim to expand housing opportunities because there is a housing crisis in the area. It is likely; however, that it will still be restricted to long-term rentals. (A present owner voiced he feels many owners need to have STRs to make it, etc.) Peter feels the STR came to a good compromise. Nevada County is going to supersede HOAs with their recommended STR ordinance.

2. GDRA open space dog poop cleaning, removal proposal

The proposal drawn up by the GM includes approx. costs to implement a program.

- Peter stated he thought the proposal is too expensive and has ideas for future.
- Peter asked amount of fines, and putting up fines illustrating what fines are and will design signs, including horses.
- Marty and Pam suggested a sign thanking people for picking up pet waste
- Carla, resident suggested campaign on Next Door.
- Nora, resident suggested offering bags to people, maybe a campaign to "offer a bag"
- Peter motioned we look into signage around the lake: Approved 4 – 0.

3. GDRA pool staffing levels

The GDRA Board is looking at ways to cut costs associated with the operation of the pool.

Decreasing staffing will help save money associated with pool costs

- Board agreed no cutting this season since only 3 weeks left
- Board recommendations:
  - When pool not busy have 3<sup>rd</sup> guard (if 3 on) pick up dog waste around lake, or go home early or take long break. GM noted that dog poop pick up was not in job description and on boards direction could write it in for next year.
  - Have maintenance person help with daily pool opening if we have a maintenance person
  - Do away with pass office person. Guards could sell snacks just once an hour when they are on break. Guard nearest gate could monitor gate. (Per GM: Pass office person also checks people in, sells passes and guest passes).
- Board discussed with GM the 3 staffing schedules proposed to choose for budget purposes. Asked staff if they saw any other issues. Staff noted lack of proper gate monitoring, potential liability because of reduced staff and other not yet thought of issues.
- Peter motioned to adopt Pool Staff Schedule #3 for 2019: Approved 4 – 0.

4. Consideration of lease or purchase of a company vehicle

Employees currently use personal vehicles to do property inspections, meet with residents, check open space, pick up supplies, wash cleaning implements, make deposits, etc. There is currently no requirement that employees provide a personal vehicle for company work. Providing a company vehicle would solve this issue as well as re-imbusement issues.

- Board and staff discussed: Purchase used vehicle, relieving liability, costs
- Members asked how many miles and suggested mileage would be most cost effective and asked where will funds come from for purchasing vehicle
- Board direction: To create comparison cost chart for next meeting

5. Second 2019 Budget analysis

The GDRA board reviewed the 2019 Association budget at the July 11<sup>th</sup> board meeting and asked staff to make some changes. The budget needs to be finalized by September annually in order to mail the budget summary to all GDRA residents.

- After board discussion, Jamie motioned to increase dues to \$375/member: Approved 4 - 0.
- Board discussed and asked questions to staff re: salaries, strategic meeting, cleaning, lake milfoil issue being part of capital improvements
- Board directed to
  - Increase Lake Trail \$20,000 and for staff to provide estimates for lake issue.
  - Omit \$500 Town of Truckee
- Jamie motioned to adopt budget with proposed with changes made: Approved 4 – 0.

VI. Community Update

Pulled 6:& 7 (See below)

Motion by Jamie to Approve: # 6, 7, 8, 9, 10, 11, 12 & 13. Approved 4 - 0

6. General Manager's report (Jamie: Good job, discussed pool chemicals)
7. Status of Fire Wise Community application / Assessment (Discussed progress)
8. Design Review Committee Minutes
9. Copies of Correspondence
10. Financial reports
11. Adopting and Amending Rules (guidelines)
12. GDRA CC&R Compliance and Damage Assessment Policy
13. Approval of July 11, 2018 minutes

VII. Executive session

14. General Manager Review

Discussion and possible action properties:

15. Unit 1 Lot 009
16. Unit 1 Lot 031
17. Unit 3 Lot 078
18. Unit 3 Lot 113
19. Unit 3 Lot 116
20. Unit 3 Lot 307
21. Unit 4 Lot 026
22. Unit 4 Lot 083
23. Unit 4 Lot 155
24. Unit 4 Lot 209
25. Unit 4 Lot 491
26. Unit 4 Lot 588

Consent items:

27. Copies complaints
28. Unit 2 Lot 142
29. Unit 3 Lot 205
30. Unit 4 Lot 362
31. Minutes of July 11, 2018 executive session

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

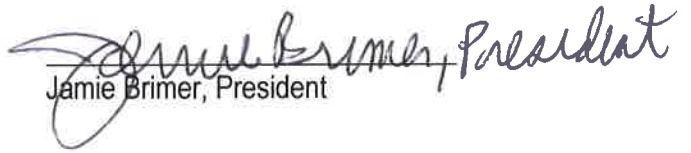
IX. Adjournment: 8:10 p.m.

Submitted by:



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Lori Kelley, Admin. Assistant

Approved by:



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Jamie Brimer, President