

**Glenshire Devonshire Residents Association
Board of Directors Meeting
Minutes
November 14, 2019, 6:00 P.M.
Glenshire Clubhouse 15726 Glenshire Dr, Truckee, CA 96161**

Directors Present: Carla Embertson, Claudia Hanson, Andy Anderson, Kathleen Raber, Doug Wurzelbacher

Others Present: Jaqueline Anderson, Tyler -Play Date, Lori Kelley – Glenshire, Dan Turner – Glenshire, and Eric Wicks– CAMCO

Call to Order and Establishment of Quorum

The meeting was called to order at 6:03 p.m.

Pledge of Allegiance

Done.

Property Owner Comments

Jaqueline Anderson requested permission to clean up the playground including removal of debris, removal of plastic bordering, raking of wood chips, plant trees, and finish the perimeter fence. It was requested the owner sign a release of liability to perform the work.

An owner reported a problem with tree on their neighbor's property that has limbs extending onto their garage. The owner requested assistance in having the tree limbs removed. It was announced the Association had no jurisdiction over civil disputes. The owner was encouraged to work out the problem with their neighbor or local authorities.

Tyler of Play Date requested the placement of a nest camera on the west end of the building to capture sunsets and seasonal changes over the pond. It was questioned whether anything in the video would be identifiable and reassurances would be made that folks at the pool would not be on video. It was further questioned whether GDRA would have access to the video. All seemed to be agreeable.

Reports

Operations Manager Report – Lori Kelley – See Report

Facilities Manager Report – Dan Turner – See Report

Unfinished Business

Community pool survey final results were reviewed.

Lake Trail Matters

It was moved, seconded, and passed to approve Resolution no 2019-11-14.

Consent Calendar

1. Approval of Minutes – October 10, 2019 Board of Directors and Annual Meeting
2. Design Review Committee Meeting Minutes
3. Firewise Committee Meeting Minutes
4. Monthly Financial Reports
5. Correspondence
6. 2020 Yard Sale Weekend Sponsorship

It was moved, seconded, and passed unanimously to approve the Consent Calendar.

Firewise Committee Goals/Objectives

A draft of the 2019/20 strategic plan was reviewed. No further action was taken.

2020 Budget Discussion and Approval

The Board reviewed a draft of the 2020 Budget. It was moved, seconded to raise the dues from \$375 to \$390 after discussion there were budget line items removed to decrease expenses including capital improvements, snow removal on the walkways (to be performed by Mr. Turner), defensible space, and expenses related to Board and Annual Membership meetings.

The previous motion was amended to increase annual dues from \$375 to \$396. The motion was seconded and passed with 4 in favor and 1 opposed (Embertson).

After discussion it was moved, seconded, and passed to remove the 3% guaranteed increase for admin salaries. Motion passed 4 in favor and 1 opposed (Anderson).

2020 Budget Mailer Discussion and Approval

The Board reviewed the cover letter. It was requested a brief summary expressing the reasons the operating cost are on the rise be included in the cover letter.

New Business

No action was taken on the replacement of broken clubhouse video equipment.

Fund Transfers

It was moved, seconded, and passed to borrow money from the Operating fund to pay off special assessment loan to be paid back within the next 6 months using special assessments coming to the Association in March.

It was moved, seconded, and passed to move 50,000 from the operating reserve account to the operating Account. It was further moved, seconded, and passed to move

2020 Board meeting dates

It was announced meetings would take place on the second Thursday of the following months during 2020.

January	August
March	September
May	October
June	November

It was announced the Executive Session meeting held on October 10, 2019 included discussion on pending litigation, contracts with third parties and member discipline.

Adjourn to Executive session

The Board adjourned to executive session at 9:37 p.m.

Prepared and submitted by:



Eric Wicks
CAMCO

Approved by:



Kathleen Raber, Secretary
GDRA

OPERATIONS MANAGER REPORT (11/9/2019)

Dear Board Members,

- Still quite busy here – All Good! Budget Mailer preparation, Many positive Lake and Lake Trail endeavors, Fuel thinning in Common Space (couple kinks along the way), Training new staff, Impromptu Green Waste Bin days with Town of Truckee using our parking lots (took a lot of staff time, but all worth it – happy residents!) Will spend rest of November filing renewal for Firewise designations, getting budget mailer and annual billing out and sign project re: dog waste pickup – Volunteers have been recruited to help with mailing and signage.
- Firewise Community Cambridge has decided they want to join our Firewise Community designation, so we are trying to add them in and to the MOU. We have a 12 member committee now, and have become more organized, breaking off into small working groups in efforts toward achieving our goals. I will be submitting our annual renewal filing before November 15th in order to maintain our status.
- New PT Admin Staff Reminder that Kelli had been offered another job that provides great benefits. So we have hired a new person, Heather Menges, and are very happy with her during her first three weeks. Thankfully Kelli offered to come in to help train a bit.
- Dan, Facilities Manager Dan has come a long way in five months, and I feel he is becoming quite an asset to the association, especially with all on his plate.

Thank you!

11.14.2019 Facilities Manager Report

1. Glenshire open space Fuel reduction update.

Truckee fire just completed the work the Huntsman leap parcel, the upper strand parcel, The Icknield parcel and will be starting the Crown Circle parcel the end of this week. We had a little setback getting crown circle started because of encroachment by an owner on the parcel. After talking to our attorney and notifying the property owner we moved his personal property on to his lot and off of the GDRA property, so now the work can begin. This was tables, chairs, lawn ornaments etc.

2. Pool winterization:

The pool winterization is being completed and will be done before the board meeting.

3. GDRA PowerPoint projector replacement ideas/options:

At the July Board meeting we discovered that the bulb in our projector had gone out. When I went to order a replacement I found out that the replacement bulb for our projector is \$319.50 to replace and is hard to find due to the age of the projector. I have put together some ideas and prices that I would like to discuss as to what would be the best way to go with upgrading/replacing the projector since the projector we had was hard to see and did not even fit the projector screen we have.

A. Would be just replace the bulb for \$319.50

B. Replace the projector with a newer better one. \$587.00

C. Not use a projector and replace the TV that could then be used as a monitor and would also be a better benefit to renters in the clubhouse. I have found a Samsung 65" for \$479.99 or a LG 75" for \$799.99

4. Update on GDRA lots:

A. Icknield, this lot would not be usable as it has main sewer line and drainage ditch that run right through the middle. It is drainage from the bluffs open space.

B. Manchester has no access as it is land locked and comes to a point on Manchester so no room for a driveway.

C. The Strand, I need to go to Nevada County and do some more research on.

5. Clubhouse staining

The staining of the clubhouse has been completed

6. Clubhouse fire inspection update.

I was given more time to get this work completed because we need to get a drywall contractor to do the storage room ceiling downstairs. There was no date set just need to let Truckee fire know when I have found a contractor to do the work.

