

**Glenshire Devonshire Residents Association  
Board of Directors Meeting  
Minutes  
November 4, 2020  
6:00 P.M.  
Teleconference  
Minutes**

**Directors Present:** Claudia Hanson, Andy Anderson, Kathleen Raber, Adrian Juncosa  
**Others Present:** Lori Kelley and Dan Turner– Glenshire, and Eric Wicks– CAMCO

**Call to Order and Establishment of Quorum**

The meeting was called to order at 6:05 p.m.

**Property Owner Comments**

An owner voiced concerns on the fire safety measures taken in the community including masticating a portion of common area. It was requested further steps be taken to improve recovery and protection of native plants. It was noted the Board would look into solutions and discuss at future meetings.

**Presentations**

None

**Reports**

Operations Manager Report – Lori Kelley – No significant updates to report.

Facilities Manager Report – Dan Turner – It was noted recent work included winterization items around the clubhouse.

**Unfinished Business**

**Consent Calendar**

1. Approval of Minutes – October 7, 2020 Board of Directors Special Meeting, October 14, 2020 Regular Minutes and October 27, 2020 Special Meeting Minutes
2. DRC Minutes/Correspondence
3. Monthly Financial Reports
4. Correspondence

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

Town Code Update Re: ADU's: Ms. Hanson provided an update on the Town of Truckee code requirements for ADU's including a smaller 4' setback requirement. After discussion it as moved, seconded, and passed to provide feedback at the Town of Truckee meeting including Mr. Juncosa's request to also comment on the dangers of ADU's relating to urban fire spread.

2020 Budget Excess Operating spending priorities was discussed. It was moved, seconded, and passed to approve up to \$12,000 on the pool shade structure, tree addition, and common space signage. It was moved, seconded, and passed to put whatever is not spent on excess operating into reserves.

2021 Budge was presented. After discussion it was moved, seconded, and passed to approve the 2021 Budget with an 11% increase to membership assessments.

New Business

- A. Evacuation map in progress. No update was given.
- B. Funds transfer – Ms. Kelley requested a \$75,000 transfer from Operating Money Market account to the Checking account. After discussion it was moved, seconded, and passed to approve the transfer.
- C. Board Consideration to appoint to fill open Board seat: – An application from a member not in attendance was reviewed. After discussion it was decided to have the member attend a meeting prior to appointing them to the Board.
- D. Board consideration to appoint CC&R committee member was discussed. Ms. Hanson reported the HOA legal counsel recommended review of three sections of the CC&R's. It was announced the review will take place over the next month. After discussion it was moved, seconded, and passed to appoint Anna Grahn-Nisson to the CC&R Committee.
- E. 2021 New and Amended policies were discussed. It was moved, seconded and passed to delete the option of non-member passes to the pool.
- F. It was noted the Executive Sessions from September 30, 2020 included a discussion on Legal matters involving the Play Date Lease and why it was terminated. Covid 19 Operations were also discussed. The October 14, 2020 Executive Session included Covid 19 operations, Personnel Matters, and the snow removal contract.

Adjourn to Executive session

The Board adjourned to executive session at 6:55 p.m.

Prepared by,

Eric Wicks  
CAMCO

Approved by,

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Kathleen Raber, Secretary