

**Glenshire Devonshire Residents Association**  
**Board of Directors Meeting**  
**Minutes**  
**December 9, 2021**  
**6:00 P.M.**  
**Video/Teleconference**

**Directors Present:** Claudia Hanson, Adrian Juncosa, Kathleen Raber, Miriam Rack and Julia Collins  
**Other Present:** Lori Kelley - GDRA

**Call to Order and Establishment of Quorum**

Meeting was called to order at 6:04 p.m.

**Property Owner Comments**

Owner Denis Weil mentioned tennis is a more popular sport than swimming and requested tennis lessons be looked into and posted in Shire and on web. He offered to help take nets down for the winter.

**Reports**

Operations Manager - Ms. Kelley reported very busy trying to tie things up to close office for the holidays.

Received Firewise designation renewal through end of 2022

Revamped office computers

Hiring a part-time filing clerk soon to help get caught up

Posting jobs soon for two vacant full-time positions, Facilities Manager and Admin Assistant

**Unfinished Business**

**Consent Calendar**

1. Approval of Minutes from November 4, 2021 and November 10, 2021 Board of Directors Meetings
2. Committee Reports
3. Correspondence
4. Funds Transfer
5. Monthly Financials

It was moved, seconded, and passed to approve the consent calendar. 5 - 0

**Governing Documents – Drafts**

Mr. Juncosa provided updates: We received pdf from attorney with most recent minor changes, and Mr. Juncosa has created a true red-lined changes document and feels this should be provided for Members to review, and has also scanned through and identified some of the changed items, which is "CC&R Document Changes". Board members gave comments on changes. Mr. Juncosa was thanked for all of his time input on this. Board comments were made on Sections 4.10, 4.11 and 4.29. Members provided input on 4.10 and 4.29. Mr. Juncosa provided an overview of the Draft CC&R Summary of Changes to Board and audience. CC&R drafts were discussed by the Board in length. Discussion with Members also occurred.

It was moved, seconded and passed to:

- (re: 4.10 Sports Apparatus): Delete Section 4.10 with consequence that all the numbering will shift, but address subject of sports apparatus in rules when those are updated. 5 - 0
- (re: 4.11 Window Coverings): Delete in Section 4.11 the absolute requirement that windows shall be covered but retain restriction of materials used for covering in the event windows are covers, and delete the sentence requiring exterior side of window coverings be white or off-white exterior has to be white. 5 - 0

- (re: 4.17 Waste Disposal Systems): Modify 4.17 to explicitly allow the association to place toilets in common areas, and to allow individual owners to have them short-term if they have applicable governmental permits for an event that requires one, and in that case it be removed within the first business day after the event is completed. 5 - 0
- (re: 4.29.3 Term: Short Term Rentals): Modify Section 4.29.3 by deleting the first two sentences entirely and inserting after Town of Truckee, and state law regarding short-term rentals. 5 - 0

(re: Article 12: General Provisions): The draft amended CC&R's have this article deleted. This article was discussed in length, with various suggestions.

It was moved that we insert a new final section 12.6 that specifies the ability of the Board to make rules regarding update of existing improvements to current architectural standards. Motion was withdrawn after further questions and discussion.

It was moved that we suggest to the attorneys that they consider putting the effective date section back in at the end of General Provisions or educate us as to why legally it is a bad idea. 5 - 0

### **New Business**

#### **Town of Truckee Microtransit Planning Working Group**

Claudia Hanson agreed to be GDRA representative

#### **Local Road Safety Plan**

Claudia updated that the last meeting was going over hotspots, overall circulation problem areas that can be introduced to Town. No big conclusions as of yet. Town has a really good write-up on website.

#### **Nevada County Camping**

Board reviewed and discussed the proposed zoning change. It was moved, seconded and passed to support this zoning change. 4-0, 1 abstention. Staff was directed to email support to County by Dec 10<sup>th</sup>.

#### **Member Survey**

No discussion needed

#### **Board to provide summary report of Executive session meetings - November 2 and 4, 2021**

Summarized by Secretary, working on CC&R's and Rules, covering any legalities we have and complaints from owners on different parcels..


#### **Adjourn To Executive Session**

The Board adjourned to Executive Session at 8:10 p.m.

Prepared by:

Lori Kelley

Accepted by:

  
Kathleen Raber, Secretary