

Glenshire Devonshire Residents Association  
Board of Directors Special Meeting  
Minutes  
March 31, 2022  
Video/Teleconference

**Directors Present**

Claudia Hanson, Adrian Juncosa, Kathleen Raber and Julia Collins. Miriam Rack did not participate.

**Others Present:** Lori Kelley – GDRA, owner Anna Grahn-Nilsson

**I. Call to Order and Establishment of Quorum**

President Hanson called the meeting to order at 6:20 PM. A quorum was established.

**II. Property Owner Comments**

Grahn-Nilsson stated she is attending the meeting for CC&Rs that she helped work on.

**III. Unfinished Business**

**A. Approval of Minutes - March 10, 2022 regular meeting. It was moved by Raber and seconded by Collins to approve the March 10, 2022 regular meeting minutes. Motion carried with Hanson recusing.**

**B. Governing Documents Final Drafts/Election Process**

**1. Review and discussion with possible consideration to approve to prepare draft governing documents for Member distribution and review**

Discussed Wetlands and policy needed.

Discussed Short-term rentals, rentals of rooms of owner occupied is not a rental of a separate interest, grandfathering in existing STR's to allow them to continue, STR policy not allowed in Rules, STR income depended on, owners should be required to provide STR Town documentation. Grahn-Nilsson mentioned there are currently limited days for STR's and will only be renewed if no complaints. Anna commented on CCR 4.27.4.2. Adrian confirmed \final draft governing documents address STR owners following Town ordinances and being required to provide Town documentation. Discussion followed. **Juncosa moved and Raber seconded to direct attorneys to prepare a final version of governing documents, Bylaws and CC&R's according to the markup we all reviewed and use that final version as the basis for a formal outreach as redlines, list of changes and a forum. Motion carried unanimously.**

**It was moved by Collins and seconded by Raber for Lori to move forward with the election process for Bylaws & CC&R's. Motion carried unanimously.**

**IV. New Business**

**A. 2022 Unbudgeted Expenses**

**Juncosa moved that we repair cracks in tennis courts, hoping it will come from reserves, and we approve two month of \$800/month of DRC consultant services, and renewable for a 3<sup>rd</sup> month with a new motion. Collins seconded. Motion carried unanimously.**

**B. Funds Transfer Request**


**Collins moved and Raber seconded that we transfer \$35,000 from Plumas Operating checking to BOW Operating checking, to maintain FDIC limits. Motion carried unanimously.**

Board to provide summary report of Executive session meetings March 10, 2022 and March 16, 2022 **Tabled**

**V. Adjournment 7:20 pm**

Prepared by:  
Lori Kelley  
GDRA

Accepted by:

  
Kathleen Raber, Secretary